

**APPLICATION # A-2021-0130**  
**WARD #6**

**APPLICATION FOR MINOR VARIANCE**

WHEREAS an application for minor variance has been made by **1942411 ONTARIO 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 Lot 15, Concession 5 WHS municipally known as **2009 STEELES AVENUE WEST AND 7920 MISSISSAUGA ROAD**, Brampton;

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

1. To permit a minimum lot width of 15 metres along Mississauga Road whereas the by-law requires a minimum lot width of 45 metres;
2. To permit a minimum gross floor area of 6,250 square metres for Building C (office) whereas the by-law requires an office building with a minimum gross floor area of 8,500 square metres;
3. To permit an office parking rate of 1 space per 30 square metres of gross commercial floor area or portion thereof whereas the by-law requires 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for offices, except an office of a health care practitioner, or uses permitted in Section 3542.1 (e).

**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, 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](mailto:jeanie.myers@brampton.ca)





P.N.:17.2478	Date: May 28, 2021
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.:2478 MV_MAY_28_2021
	<div>  <p>21 Queen Street East Suite 500 Brampton, ON L6W 5P1 P (905) 796 - 5790</p> </div> <div>  <p><b>GWD</b> Cannon Walker Domes PROFESSIONAL PLANNERS</p> <p>Toll Free 1 (855) 771-7286 www.gwdplanners.com</p> </div> <div>  <p>3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 8556</p> </div>



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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](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.





Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

June 1, 2021

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

A-2021-0130

**Attention:** Ms. Jeanie Myers  
Secretary-Treasurer, Committee of Adjustment

**Subject:** Application to the Committee of Adjustment – Minor Variance  
2009 Steeles Avenue West and 7920 Mississauga Road  
Part of Lot 15, Concession 5 W.H.S.  
City of Brampton, Ontario  
GWD File: P.N.18.2478.00

**Dear Jeanie:**

Gagnon Walker Domes Ltd. (GWD) represents 1942411 Ontario Inc., the Registered Owner of the properties known municipally as 2009 Steeles Avenue West and 7920 Mississauga Road, in the City of Brampton (hereinafter collectively referred to as the *Subject Site*).

The *Subject Site* measures approximately 5.26 hectares (12.99 acres) with approximately 287.19 metres (942.22 feet) of frontage along Steeles Avenue West and 196.90 metres (646 feet) along Mississauga Road and is occupied by a single detached residential dwelling at the northeast corner of the site, and dwelling near the southerly boundary of the site. The *Subject Site* is traversed by the Levi's Creek and associated open space corridor. The *Subject Site* is surrounded primarily by industrial warehouses, offices, service commercial uses, valleylands and vacant lots.

By way of background, on December 9, 2020, City of Brampton Council passed Zoning By-Law 261-2020 in relation to the above noted development. The Clerk's Declaration, dated January 7, 2021 was issued indicating that there having been no Appeals filed within the prescribed period that the By-Law is now in full force and effect. Site Plan Approval Application SPA-2021-0065 was filed on March 29, 2021 and is currently being processed by Planning Staff.

**Minor Variance Application**

On behalf of the Registered Owners, GWD submits the attached Application(s) to the Committee of Adjustment to permit the following Variance:

1. To permit an Office Parking Rate of 1/30, whereas the Site-Specific Zoning By-Law requires an Office Parking Rate of 1/25;

**GAGNON WALKER DOMES LTD.**

21 Queen Street East, Suite 500 • Brampton ON Canada L6W 3P1 • P: 905-796-5790  
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**CONFIDENTIALITY  
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



2. To permit a minimum frontage along Mississauga Road of 15.0 metres (15.67m), whereas the Zoning By-Law requires a minimum frontage of 45 metres; and,
3. To permit a minimum Gross Floor Area for Building C (Office) of 6,250 square metres, whereas the Zoning By-Law requires a minimum Gross Floor Area of 8,500 square metres.

In support of the Application, we submit the following:

- One (1) copy of the Completed Application Form inclusive of Appointment and Authorization Form and Permission to Enter Form;
- One (1) copy of a Minor Variance Plan highlighting the requested Variance dated April 28, 2021; and,
- One (1) cheque in the amount of \$2,560.00 made payable to the "City of Brampton".

### **Proposed Land Use**

It is proposed that the *Subject Site* be developed as a mixed-use complex, consisting of two (2) hotels, a free-standing office tower with ground floor retail and restaurant, and a freestanding banquet hall/convention centre. It is envisaged that the project will include:

- Building A – 7-storey 'short-term' stay hotel building (terrace design), containing 108 rooms; with a Gross Floor Area (GFA) of approximately 5,843 sq. m. (62,893.53 sq. ft.);
- Building B – 1-storey banquet hall with mezzanine level; with a GFA of approximately 3,646 sq. m. (39,245.22 sq. ft.) (net GFA 3,134 sq. m. (33,830.97 sq. ft.)). Building B is envisaged as a flexible space with folding partitions capable of accommodating a broad range of event varying in size;
- Building C – A 10-storey office tower with ground floor retail; with a GFA of approximately 8,550 sq. m. (93,699.84 sq. ft.) (net GFA 6,257 sq. m. (67,349.79 sq. ft.)); and,
- Building D – 7-storey 'long-term' stay hotel building (terrace design), containing 108 rooms; with a GFA of approximately 5,843 sq. m. (62,893.53 sq. ft.).

In addition, one (1) level of underground parking and surface parking is proposed. Vehicular access to the site is proposed from Steeles Avenue West and Mississauga Road. A total of 726 parking spaces are proposed.

### **Preliminary Policy Review**

#### **City of Brampton Official Plan**

The *Subject Site* is designated "*Office*", "*Open Space*" and "*Industrial*" on Schedule A – General Land Use Designation. In addition, the *Subject Site* is identified as "*Employment Area*", "*Primary Intensification Corridor*" and "*Major Transit Station Area*" on Schedule 1 – City Concept.

Lands within the *Office*, *Industrial*, and *Major Transit Station Area* designations, a broad range of employment and ancillary uses, such as offices, retail/commercial, banquet/conference centres, and hotels are permitted.





As noted above, the Formal Zoning By-Law Amendment Application under City File number T05W15.004 was approved by City of Brampton Council on December 9, 2020 (By-Law 261-2020). On January 7, 2021, the City of Brampton Clerks Declaration was issued, noting that no Appeals were filed within the prescribed Appeal period, and as such, the By-law is now in full force and effect. An Official Plan Amendment was not required to accommodate the proposed development, as confirmed by City of Brampton Planning Staff in the December 7, 2020 Recommendation Report as part of the Formal Zoning By-Law Amendment Application process.

Bram West Secondary Plan (Area 40b)

The *Subject Site* is designated "Prestige Industrial", "Office Centre" and "Valleylands" on Schedule SP40(a) – Bram West Secondary Plan Chapter 40(b).

The proposed banquet hall/convention centre, hotels, and office/retail at grade uses are permitted in both the "Office Centre" and "Prestige Industrial" designations provided that urban design related policies are satisfied. The proposed development conforms with the Bram West Secondary Plan policies relating to Office Centre, Prestige Industrial, Employment Target Area, and Open Space/Valleyland designations.

An Official Plan (Secondary Plan) Amendment was not required to accommodate the proposed development as identified and confirmed by City of Brampton Planning Staff during the Formal Zoning By-Law Amendment Application under City File Number T05W15.004, which was ultimately approved by City of Brampton Council on December 9, 2020 (By-Law 261-2020).

City of Brampton Zoning By-law No. 270-2004

The *Subject Site* is zoned "Office Commercial – Section 3452 (OC-3452)", "Floodplain (F)" and "Agricultural (A)". Permitted Office Commercial uses, include only the following uses:

- An Office, including the office of a health care practitioner;
- A Hotel
- A Banquet Hall;
- A Conference Centre;
- The following uses only in conjunction with an office, a hotel, and a banquet hall, subject to floor area provisions:
  - A bank, trust company, or financial institution;
  - A retail establishment
  - A convenience store;
  - A dry cleaning and laundry distribution station;
  - A dining room restaurant, a take-out restaurant;
  - A service shop;
  - A personal service shop, excluding a massage or body rub parlour;
  - A printing or copy establishment;
  - A commercial, technical or recreational school;
  - A community club;
  - A fitness centre;
  - A day nursery.

As noted by City of Brampton Planning Staff in the December 7, 2020 Recommendation Report: "*Staff are satisfied that the proposed amendment to the Zoning By-Law captures the intent and vision of the Official Plan Policy and will facilitate the development of the subject property with mixed-use, high density, transit supportive, and pedestrian friendly employment uses.* As noted



above, Zoning By-Law 261-2020 was approved by City of Brampton Council on December 10, 2020, with the Clerk's Declaration issued on January 7, 2021.

### **The Four Tests**

Pursuant to Section 45(1) of the Planning Act, a Minor Variance Application must satisfy all 'Four Tests' as follows:

1. Does the Variance Conform to the Intent of the Official Plan?
2. Does the Variance Conform to the Intent of the Zoning By-law?
3. Is the Proposal Desirable for the Appropriate Development or Use of the Lands?
4. Is the proposal Minor in Nature?

### **Test 1 – Does the Minor Variance Conform to the Intent of the Official Plan?**

The proposed land use is for a mixed-use hotel, banquet hall and office/retail development, situated to the south and west of the existing Levi Creek Open Space/Valleyland NHS Feature. The existing dwelling at the immediate southwest corner of Steeles Avenue West and Mississauga Road is to remain, and is not included as part of the Zoning By-Law and Site Plan Approval Applications.

The proposed use aligns with the City of Brampton Official Plan designations for the subject site, and an Official Plan/Secondary Plan Amendment was required. The Official Plan policies permit, among other uses, Office, Retail/Commercial, Hotels and Banquet Hall.

The requested Variances are technical in nature, and the built form envisaged during the Zoning Stage has not changed. The nature and extent of the requested Variances are considered to conform to the general intent of the Official Plan.

### **Test 2 – Does the Minor Variance Conform to the Intent of the Zoning By-Law?**

As noted previously, a Zoning By-Law Amendment Application under City File number T05W15.004 was approved by City of Brampton Council on December 9, 2020 (By-Law 261-2020). On January 7, 2021, the City of Brampton Clerks Declaration was issued, noting that no Appeals were filed within the prescribed Appeal period, and as such, the By-law is now in full force and effect. In addition, a formal Site Plan Approval Application under City File number SPA-2021-0065 was filed on March 29, 2021.

During the Pre-Consultation review under City File PRE-2021-0013, as noted in the Pre-Consultation Response Memo dated February 16, 2021 and during the Pre-Consultation Meeting held on February 16, 2021, as well as the 1<sup>st</sup> Submission Site Plan Application Consolidated Comments Memo (SPA-2021-0065) dated May 5, 2021, there were three (3) Zoning comments that are of a technical nature raised that are the subject of this Application.

### **Variance #1 – Office Parking Rate**

With regard to the office parking rate, site-specific Zoning By-Law 261-2020 included the office parking rate of 1 space per 25m<sup>2</sup>, which was the office parking rate in the overall parent Zoning By-Law at the time of the passing of By-Law 261-2020. This parking rate was also included in the Traffic Impact Study for this same reason. However, on the same day that site-specific Zoning





By-Law 261-2020 was approved for this application, City of Brampton Council approved Zoning By-Law 259-2020, which modernized the parking rates in the parent Zoning By-law, including amending the office parking rate from 1 space per 25m<sup>2</sup> to 1 space per 30m<sup>2</sup>.

Variance #1 is a technical matter as the parking rate we sought and had approved in site-specific By-Law 261-2020 was in keeping with the office parking rate from the parent by-law with no adjustments. Since the City amended the office parking rate to 1 space per 30m<sup>2</sup> in the overall parking rate, and the intent of the Zoning By-Law is being maintained as the built form and uses envisaged during the zoning stage have not changed, Variance #1 to amend the office parking rate to 1 space per 30m<sup>2</sup> conforms to the intent of the Zoning By-Law and is supportable.

#### Variance #2 – Minimum Frontage Along Mississauga Road

With regard to the minimum frontage, the site-specific Zoning By-Law approved for the site (By-Law 261-2020) deemed Mississauga Road as the front lot line. Zoning staff noted in the Pre-Consultation response notes, requested that the lot width abutting Mississauga Road excluding the Floodplain Zone lands, be illustrated on the plan, and noted that the Zoning By-law requires a minimum lot width of 45m. In this regard, Staff noted that with respect to Floodplain Zones: “the part of any lot or land within a Floodplain Zone (F) shall not be used in calculating the lot widths, yards or area required by this by-law for uses in abutting zones.”

While this was not identified as an issue during the Zoning By-Law Amendment process when the By-Law was approved, the site-specific By-Law deemed Mississauga Road as the front lot line for the purpose of the By-Law. As noted on the attached sketch, and as the City is aware from the processing of the Zoning By-Law Amendment Application, the majority of the frontage along Mississauga Road is within the Floodplain Zone, with only a small portion that has developable frontage (a portion at the frontage at the intersection of Steeles and Mississauga where the existing dwelling is, and also a portion of the frontage at the south end where the proposed development access is located).

This too is a technical variance as the developable area for the proposed development represents all of the area of the subject site outside of the Floodplain Zone, both currently and proposed; there is no additional land proposed outside of the Floodplain Zone, nor is any portion of the Floodplain Zone that is being reduced. The NHS is a fixed physical feature of the property, which without it, the frontage and lot width is more than met. The intent of the Zoning By-Law is being maintained by the development proposal, in terms of lot width and/or frontage along Mississauga Road represents the existing conditions, and as the built form and uses envisaged during the zoning stage have not changed, Variance #2 is supportable.

#### Variance #3 – Office Gross Floor Area

With regard to the office gross floor area, site-specific Zoning By-Law 261-2020 included a provision with respect to minimum Gross Floor Area (GFA) of 8,500 m<sup>2</sup>. The Office building (Building C) proposed on the Site Plan filed with Site Plan Approval Application SPA-2021-0065, has a GFA of 8,550 m<sup>2</sup> (gross), with a GFA of 6,257 m<sup>2</sup> (net) when you exclude the allowable deductions (mechanical, elevator, washrooms, etc.). Unfortunately, it was not identified when Site Specific Zoning By-Law 261-2020 was approved, nor during the Site Plan Approval Pre-Consultation process, though both figures have consistently been on the site statistics table.

Zoning Staff in their comments on the 1<sup>st</sup> submission for Site Plan Approval Application SPA-2021-0065 indicated that definition of GFA is the net aggregate floor area, excluding the allowable deductions. This too is a technical variance, as the overall GFA of the building in terms of massing and relationship to the rest of the site, provides a building occupying more than 8,500 m<sup>2</sup> in area.





The intent of the By-law minimum 8500 square metres is generally being maintained as the built form envisaged during the Zoning stage has not changed. In this regard, Variance #3 is supportable.

**Test #3 – Is the Minor Variance Desirable and Appropriate for the Area?**

The *Subject Site* is large enough to accommodate the proposed use and with appropriate setback from neighbouring properties. The proposed use is reflective of the way the land use is envisaged by the City of Brampton, and as confirmed and approved during the site-specific Zoning By-Law stage.

The Variances are not excessive or out of character with the area context. The introduction of the amended parking rate and technical acknowledgements of the frontage/lot width and the Office GFA do not negatively impact the ability of the site to deliver the proposed development as envisaged, and the built form envisaged during the Zoning stage has not changed as a result. In this regard, the Variances are considered desirable and appropriate for the development of the land.

**Test #4 – Is the Minor Variance Minor in Nature?**

In determining whether the Variances are minor it is imperative that it not become an exercise of arithmetic but a contextual analysis. The Variances are not expected to have an unacceptable adverse impact on the adjacent properties or the neighbourhood in general.

The Variances are modest deviations from the Zoning By-law standards, and reflect technical adjustments and/or acknowledgements. The built form and uses envisaged during the zoning stage has not changed as a result of these variances. The requested Variances are considered to be minor in nature

**Conclusions**

In summary we are of the opinion that the Variances are minor in nature, desirable and appropriate for the development of land. The Variances conform to the intent of the City of Brampton Official Plan and Zoning By-law. We respectfully request that the Committee of Adjustment approve the requested Variances.

**Minor Variance Fee Reimbursement**

As the variances being requested reflect technical adjustments and/or acknowledgements (i.e. the NHS is a physical 'fixed' feature which impacts the ability to meet the frontage/width, however without it, the frontage would be easily met), we are respectfully requesting the Committee of Adjustment waive/reimburse the Minor Variance Fees paid.

We trust that the information contained herein is helpful. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Andrew Walker', written over a light blue horizontal line.

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.  
Principal Planner**





**cc. O. Taggar, 1942411 Ontario Inc.**  
**N. Taggar, 1942411 Ontario Inc.**  
**M. Tahir, 1942411 Ontario Inc.**  
**S. Dubey, SDM Construction Inc.**  
**M. Harris, Gagnon Walker Domes Ltd.**  
**M. Gagnon, Gagnon Walker Domes Ltd.**



FILE NUMBER: A-2021-0130

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)** 1942411 Ontario Inc.  
**Address** 5167 Elmridge Drive, Mississauga, Ontario, L5M 5A3

**Phone #** 416-670-4741 **Fax #** \_\_\_\_\_  
**Email** onkartaggar@yahoo.ca

2. **Name of Agent** Gagnon Walker Domes Ltd. (Andrew Walker)  
**Address** 21 Queen Street East, Suite 500, Brampton, Ontario, L6W 3P1

**Phone #** 905-796-5790 **Fax #** \_\_\_\_\_  
**Email** awalker@gwdplanners.com

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

1. To permit an Office parking rate of 1 space per 30 sq. m.;

2. To permit a minimum frontage along Mississauga Road of 15.0 metres; and

3. To permit a minimum Gross Floor Area for Building C (Office) of 6,250 square metres.

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

1. The site specific Zoning By-law (261-2020) requires an Office parking rate of 1 space per 25 sq. m.;

2. The Zoning By-Law requires a minimum frontage of 45 metres;

3. The site-specific Zoning By-Law (261-2020) requires a minimum Gross Floor Area of 8,500 sq. m.

5. **Legal Description of the subject land:**  
**Lot Number** Part of Lot 15  
**Plan Number/Concession Number** Concession 5, W.H.S.  
**Municipal Address** 2009 Steeles Avenue West and 7920 Mississauga Road

6. **Dimension of subject land (in metric units)**  
**Frontage** 287 metres (Steeles Avenue West) and 197 metres (Mississauga Road)  
**Depth** 197 m  
**Area** 5.26 hectares

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>



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 is one existing single dwelling immediately at the intersection of Steeles Avenue West and Mississauga Road (2009 Steeles Avenue West), and an existing single dwelling at the south of the subject site (7920 Mississauga Road). The building at the intersection is to be kept and is not part of the development application.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

It is proposed that the subject site be developed as a mixed use complex, consisting of two (2) hotels, a banquet hall/convention centre, and a free standing office tower with ground floor retail and restaurant.

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	107.2m
Rear yard setback	16.9m (Building A) and 15.69m (Building B)
Side yard setback	Interior setback - 37.9m (Bldg B), 15.35m (Bldg C), 19.2m (Bldg D)
Side yard setback	Exterior Setback - 5.23 metres (Bldg A)

10. Date of Acquisition of subject land: October 2015
11. Existing uses of subject property: Vacant, Open Space and Residential
12. Proposed uses of subject property: Hotel, Banquet Hall, Office, Retail and Open Space
13. Existing uses of abutting properties: Industrial
14. Date of construction of all buildings & structures on subject land: 1969
15. Length of time the existing uses of the subject property have been continued: 51 Years
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 # T05W15.004 Status Approved

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 3 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, Andrew Walker, OF THE City OF Brampton

IN THE Region OF Peel 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 3rd 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 of Applicant or Authorized Agent

Submit by Email

  
A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

OC-3542/F

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

L Barbuto  
Zoning Officer

June 3, 2021  
Date

DATE RECEIVED





Date Application Deemed Complete by the Municipality

June 3, 2021

June 3, 2021





P.N.:17.2478	Date: May 28, 2021
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.:2478 MV_MAY_28_2021
	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  <p>21 Queen Street East Suite 500 Brampton, ON L6W 3P1 P (905) 796 - 5790</p> </div> <div style="text-align: center;">  <p><b>GWD</b> Garrison Walker Dummer PROFESSIONAL PLANNERS</p> <p>Toll Free 1 (855) 771-7256 <a href="http://www.gwdplanners.com">www.gwdplanners.com</a></p> </div> <div style="text-align: center;">  <p>3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477 - 6556</p> </div> </div>



B4

Wardsville  
Gosling St  
Plentywood  
Twin Fall  
Twin Fal  
Way Park  
Merrickville  
Shadler  
Olivia Marie

Steeles Ave

Heritage Rd

Edgeware Rd

Edgeware Rd

Mississauga Rd

Hallston

President's  
Choice  
Ct

Hereford Pond

Hereford St

407

A-2021-0130

a

A5

b

c

B5