

APPLICATION # A-2021-0171
WARD # 7

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **TAKOL STEELTON 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 Blocks A and B and all of Block C, Plan 766, Parts 3 to 5, Plan 43R-3297 municipally known as **2074, 2080, 2084 STEELES AVENUE EAST**, Brampton;

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

1. To permit offices of accredited or licensed professionals whereas the by-law does not permit the proposed use;
2. To permit an existing fitness centre whereas the by-law does not permit the use;
3. To permit an existing motor vehicle rental establishment whereas the by-law does not permit the use;
4. To permit 448 parking spaces whereas the by-law requires a minimum of 499 parking spaces;
5. To permit a 2.4m (7.87 ft.) wide open space landscaped strip along the lot line abutting Steeles Avenue East whereas the by-law requires a minimum 3.0m (9.84 ft.) wide open space landscaped strip along a lot 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, August 24, 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 **12th Day of August, 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

GENERAL NOTE

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TO PERMIT A MAXIMUM OF 1,155 SQUARE METRES OF GFA FOR OFFICES OF ACCREDITED OR LICENSED PROFESSIONALS

TO PERMIT A MAXIMUM OF 190 SQUARE METRES OF GFA FOR A FITNESS CENTRE

TO PERMIT A MAXIMUM OF 215 SQUARE METRES OF GFA FOR A MOTOR VEHICLE RENTAL ESTABLISHMENT

TO REDUCE THE PARKING SPACE REQUIREMENT TO 448 SPACES, WHEREAS THE BY-LAW REQUIRES MINIMUM 499 SPACES

- LEGEND**
- IR DENOTES IRON BAR
 - CP DENOTES CONCRETE PIN
 - BC DENOTES BACK OF CURB
 - BR DENOTES BOTTOM OF RAMP
 - OD DENOTES OVERHEAD DOOR
 - UP DENOTES UTILITY POLE
 - SI DENOTES SIGN
 - LP DENOTES LIGHT POST
 - HY DENOTES HYDRO VAULT
 - GW DENOTES GUY WIRE
 - BP DENOTES BELL PEDESTAL
 - MH DENOTES MANHOLE
 - WW DENOTES WINDING WELL
 - GM DENOTES GAS METER
 - WH DENOTES WATER VALVE
 - BM DENOTES BONE HOLE
 - FM DENOTES FIRE HYDRANT
 - GV DENOTES GAS VALVE
 - BM DENOTES BONE HOLE
 - BO DENOTES BOLLARD
 - PFE DENOTES FINISHED FLOOR ELEVATION
 - GSE DENOTES GROUND SLAB ELEVATION
 - CS DENOTES CATCH BASIN
 - TRM DENOTES TOP OF RAMP
 - TD DENOTES TOP OF RETAINING WALL
 - UP DENOTES UTILITY POLE
 - SD DENOTES SLOTTED CONNECTION
 - BR DENOTES BOTTOM OF RETAINING WALL
 - EA DENOTES EDGE OF ASPHALT
 - AP DENOTES ACCESSIBLE PARKING SIGN
 - OH DENOTES OVERHEAD UTILITY WIRES
 - W DENOTES WIRE FENCE
 - CT DENOTES CONIFEROUS TREE
 - DT DENOTES DECIDUOUS TREE
 - SE DENOTES SPOT ELEVATION

EXISTING INDUSTRIAL BUILDINGS
OF PEEL STANDARD CONDOMINIUM PLAN 1043

BLOCK G, R.P. 720 B.I. 18.5
PART 1, PLAN 438-2297

BLOCK K, R.P. 720 B.I. 18.5
PART 2, PLAN 438-2297

BLOCK L, R.P. 720 B.I. 18.5
PART 3, PLAN 438-2297

BLOCK M, R.P. 720 B.I. 18.5
PART 4, PLAN 438-2297

BLOCK N, R.P. 720 B.I. 18.5
PART 5, PLAN 438-2297

BLOCK O, R.P. 720 B.I. 18.5
PART 6, PLAN 438-2297

BLOCK P, R.P. 720 B.I. 18.5
PART 7, PLAN 438-2297

BLOCK Q, R.P. 720 B.I. 18.5
PART 8, PLAN 438-2297

BLOCK R, R.P. 720 B.I. 18.5
PART 9, PLAN 438-2297

BLOCK S, R.P. 720 B.I. 18.5
PART 10, PLAN 438-2297

BLOCK T, R.P. 720 B.I. 18.5
PART 11, PLAN 438-2297

BLOCK U, R.P. 720 B.I. 18.5
PART 12, PLAN 438-2297

BLOCK V, R.P. 720 B.I. 18.5
PART 13, PLAN 438-2297

BLOCK W, R.P. 720 B.I. 18.5
PART 14, PLAN 438-2297

BLOCK X, R.P. 720 B.I. 18.5
PART 15, PLAN 438-2297

BLOCK Y, R.P. 720 B.I. 18.5
PART 16, PLAN 438-2297

BLOCK Z, R.P. 720 B.I. 18.5
PART 17, PLAN 438-2297

BLOCK AA, R.P. 720 B.I. 18.5
PART 18, PLAN 438-2297

BLOCK AB, R.P. 720 B.I. 18.5
PART 19, PLAN 438-2297

BLOCK AC, R.P. 720 B.I. 18.5
PART 20, PLAN 438-2297

BLOCK AD, R.P. 720 B.I. 18.5
PART 21, PLAN 438-2297

BLOCK AE, R.P. 720 B.I. 18.5
PART 22, PLAN 438-2297

BLOCK AF, R.P. 720 B.I. 18.5
PART 23, PLAN 438-2297

BLOCK AG, R.P. 720 B.I. 18.5
PART 24, PLAN 438-2297

BLOCK AH, R.P. 720 B.I. 18.5
PART 25, PLAN 438-2297

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PART 26, PLAN 438-2297

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PART 28, PLAN 438-2297

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PART 29, PLAN 438-2297

BLOCK AM, R.P. 720 B.I. 18.5
PART 30, PLAN 438-2297

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PART 31, PLAN 438-2297

BLOCK AO, R.P. 720 B.I. 18.5
PART 32, PLAN 438-2297

BLOCK AP, R.P. 720 B.I. 18.5
PART 33, PLAN 438-2297

BLOCK AQ, R.P. 720 B.I. 18.5
PART 34, PLAN 438-2297

BLOCK AR, R.P. 720 B.I. 18.5
PART 35, PLAN 438-2297

BLOCK AS, R.P. 720 B.I. 18.5
PART 36, PLAN 438-2297

BLOCK AT, R.P. 720 B.I. 18.5
PART 37, PLAN 438-2297

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PART 38, PLAN 438-2297

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PART 39, PLAN 438-2297

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PART 43, PLAN 438-2297

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PART 44, PLAN 438-2297

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PART 45, PLAN 438-2297

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PART 46, PLAN 438-2297

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PART 47, PLAN 438-2297

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PART 48, PLAN 438-2297

BLOCK BF, R.P. 720 B.I. 18.5
PART 49, PLAN 438-2297

BLOCK BG, R.P. 720 B.I. 18.5
PART 50, PLAN 438-2297

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PART 51, PLAN 438-2297

BLOCK BI, R.P. 720 B.I. 18.5
PART 52, PLAN 438-2297

BLOCK BJ, R.P. 720 B.I. 18.5
PART 53, PLAN 438-2297

BLOCK BK, R.P. 720 B.I. 18.5
PART 54, PLAN 438-2297

BLOCK BL, R.P. 720 B.I. 18.5
PART 55, PLAN 438-2297

BLOCK BM, R.P. 720 B.I. 18.5
PART 56, PLAN 438-2297

BLOCK BN, R.P. 720 B.I. 18.5
PART 57, PLAN 438-2297

BLOCK BO, R.P. 720 B.I. 18.5
PART 58, PLAN 438-2297

BLOCK BP, R.P. 720 B.I. 18.5
PART 59, PLAN 438-2297

BLOCK BQ, R.P. 720 B.I. 18.5
PART 60, PLAN 438-2297

BLOCK BR, R.P. 720 B.I. 18.5
PART 61, PLAN 438-2297

BLOCK BS, R.P. 720 B.I. 18.5
PART 62, PLAN 438-2297

BLOCK BT, R.P. 720 B.I. 18.5
PART 63, PLAN 438-2297

BLOCK BU, R.P. 720 B.I. 18.5
PART 64, PLAN 438-2297

BLOCK BV, R.P. 720 B.I. 18.5
PART 65, PLAN 438-2297

BLOCK BW, R.P. 720 B.I. 18.5
PART 66, PLAN 438-2297

BLOCK BX, R.P. 720 B.I. 18.5
PART 67, PLAN 438-2297

BLOCK BY, R.P. 720 B.I. 18.5
PART 68, PLAN 438-2297

BLOCK BZ, R.P. 720 B.I. 18.5
PART 69, PLAN 438-2297

BLOCK CA, R.P. 720 B.I. 18.5
PART 70, PLAN 438-2297

BLOCK CB, R.P. 720 B.I. 18.5
PART 71, PLAN 438-2297

BLOCK CC, R.P. 720 B.I. 18.5
PART 72, PLAN 438-2297

BLOCK CD, R.P. 720 B.I. 18.5
PART 73, PLAN 438-2297

BLOCK CE, R.P. 720 B.I. 18.5
PART 74, PLAN 438-2297

BLOCK CF, R.P. 720 B.I. 18.5
PART 75, PLAN 438-2297

BLOCK CG, R.P. 720 B.I. 18.5
PART 76, PLAN 438-2297

BLOCK CH, R.P. 720 B.I. 18.5
PART 77, PLAN 438-2297

BLOCK CI, R.P. 720 B.I. 18.5
PART 78, PLAN 438-2297

BLOCK CJ, R.P. 720 B.I. 18.5
PART 79, PLAN 438-2297

BLOCK CK, R.P. 720 B.I. 18.5
PART 80, PLAN 438-2297

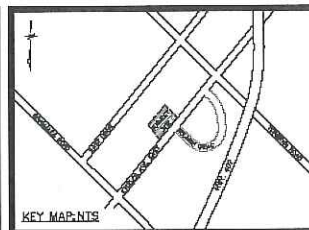
BLOCK CL, R.P. 720 B.I. 18.5
PART 81, PLAN 438-2297

BLOCK CM, R.P. 720 B.I. 18.5
PART 82, PLAN 438-2297

LAND USE SCHEDULE

TOTAL SITE AREA	=	41,181.5 sq.m. (100.00)
TOTAL BUILDING ENVELOPE	=	16,889.2 sq.m. (45.40)
2074 STEELS	=	8,110.3 sq.m.
2080 STEELS	=	3,845.5 sq.m.
2084 STEELS	=	4,933.4 sq.m.
BLOCK 1 - ROAD WIDENING	=	788.2 sq.m. (1.98)
BLOCKS 2 & 3 - 0.3 m. RESERVE	=	108.6 sq.m. (0.28)
TOTAL LANDSCAPED AREA	=	2,101.0 sq.m. (5.39)
TOTAL ASPHALT AREA	=	16,196.3 sq.m. (47.30)
TOTAL PROPOSED CONDO UNITS - 85		
2074 STEELS	=	26
2080 STEELS	=	16
2084 STEELS	=	20
BUILDING HEIGHT	=	4.61 m (ONE STOREY)
GARAGE	=	STORED IN ENCLOSURES
REQUIRED PARKING	=	499 TOTAL (INC. 11 ACCESSIBLE SPACES)
PROVIDED PARKING	=	448 TOTAL (INC. 16 ACCESSIBLE SPACES)
REQUIRED LOADING SPACE	=	7
PROVIDED LOADING SPACE	=	14
EXISTING ZONING	=	(M2) INDUSTRIAL TWO
PROPOSED ZONING	=	(M2) INDUSTRIAL TWO
EXISTING USE OF LAND	=	BUSINESS CORRIDOR
PROPOSED USE OF LAND	=	BUSINESS CORRIDOR
ADJACENT USE OF LAND	=	SEE PLAN

NOTE: NO PARKING SPACE SHALL BE ASSIGNED TO INDIVIDUAL UNITS



LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF BLOCKS A AND B
AND ALL OF BLOCK C
REGISTERED PLAN 786
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

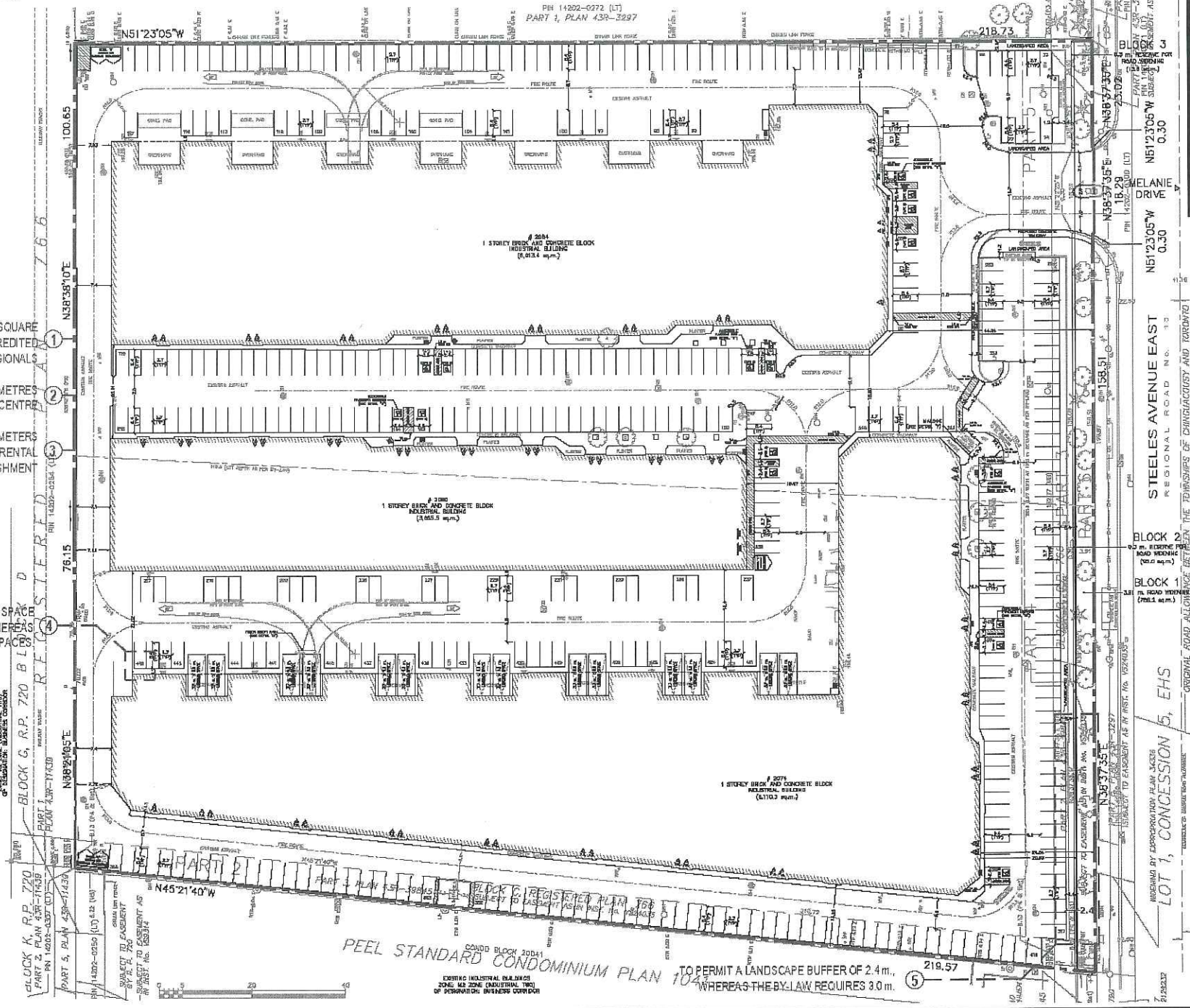
NOTE:
ALL SURVEY INFORMATION PROVIDED BY PEEL CITY OF BRAMPTON LAND SURVEYOR INC. 180 PARKING ROAD, UNIT 28, BRAMPTON, ONTARIO L6Y 4K6

NO.	DATE	DESCRIPTION	BY
1	JUL-21	ISSUED FOR MUNICIPAL APPROVAL	N.L.

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KILBURN, ONTARIO, L0J 1C0

DRAWING TITLE			
MINOR VARIANCE			
PROJECT			
2074, 2080, 2084 STEELES AVENUE EAST BRAMPTON			
DEVELOPER/OWNER			
TAKOL STEELTON INC.			
DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	N.L.	1 = 400	MV-1
DATE	ISSUED	CITY FILE NO.	
JUL-21	J.P.P.		



PEEL STANDARD CONDOMINIUM PLAN 1043

TO PERMIT A LANDSCAPE BUFFER OF 2.4 m.,
WHEREAS THE BY-LAW REQUIRES 3.0 m.

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, August 20, 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, August 21, 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, August 21, 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.



August 10, 2021

Jeanie Myers
Legislative Coordinator
Secretary-Treasurer
Committee of Adjustment
City of Brampton, City Clerk's Office

RE: Minor Variance Application Amendment Request [A-2021-0171] – 2074, 2080, 2084 Steeles Avenue East

Dear Ms. Myers,

Kindly accept this letter as our formal request to amend application **A-2021-0171**. We are requesting that application **A-2021-0171** be amended to remove the variance request associated with the personal service shop, as well as to amend the existing parking requirement to 499 from 483. No other changes are being requested at this time.

To facilitate the amendment request, the following revised documents are being submitted with this letter:

- Planning Justification Report
- Application Form (page 1)
- Parking Justification Report
- Tenant Schedule
- Site Plan

We trust this letter and the attached revised documents are sufficient to facilitate the amendment to the application and we look forward to receiving the staff report and recommendations. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046.

Sincerely,
Mainline Planning Services Inc.

A handwritten signature in blue ink, appearing to read "J. Plutino".

Joseph Plutino, MCIP, RPP

A handwritten signature in blue ink, appearing to read "Naeem".

Naeem Lakhani, B.U.R.PI



August 10, 2021

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

Attention: Jeanie Myers, Secretary-Treasurer, Committee of Adjustment

RE: Minor Variance Application. 2074, 2080, 2084 Steeles Avenue East

Dear Ms. Myers,

Mainline Planning Services Inc. is retained by Takol Steelton Inc. ('owner') to act as their agent for the above referenced matter. Kindly accept this letter containing our planning opinion which is offered in support of the subject minor variance application.

As required by the Committee, the following plans and documents are submitted to support this variance:

- One (1) copy of the Minor Variance Application Form;
- One (1) copy of the Planning Justification Report prepared by Mainline Planning Services;
- One (1) copy of the Owner's Authorization Letter;
- One (1) copy of the Permission to Enter;
- One (1) copy of the Parking Justification Report prepared by CGE Transportation Consulting;
- One (1) full-size copy and one reduced copy (8.5x11) of the Site Plan;
- One (1) copy of the tenant schedule with site parking calculations as requested by zoning staff Lesley Barbuto; and
- A cheque in the amount of \$2,560 payable to the City of Brampton for the full payment of the minor variance application (industrial property).

Planning Justification Report

Background

- The subject property is legally described as Plan 766 Block C, Part of Blocks and B, Registered Plan 43R3297 Parts 3 to 5, and is municipally known as 2074, 2080, 2084 Steeles Avenue East. The subject property contains three one-storey buildings that are demised into a total of 65 units.
- The owner recently submitted a condominium conversion application to create 65 standard condominium units. The units will be offered for tenant ownership.
- In support of the condominium conversion application, staff advised that two existing tenant businesses are not permitted uses and the number of parking spaces provided on site is insufficient according to the By-law and therefore directed the owner to obtain a minor variance.
- A road widening for Steeles Avenue is required pursuant to the Region's Official Plan. The Region requested from the owner a conveyance of land along the frontage of this property causing a minor deficiency in the overall width of the landscape buffer between the parking lot and the road at the southeast corner.

The Variances (Zoning By-law No. 270-2004):

1. A minor variance is requested to permit Offices of Accredited or Licensed Professionals whereas it is not otherwise listed in the By-law.
2. A minor variance is requested to permit an existing fitness centre whereas a fitness centre is not otherwise listed in the By-law as a permitted use.

3. A minor variance is requested to permit an existing motor vehicle rental establishment whereas a motor vehicle rental establishment is not otherwise listed in the By-law as a permitted use.
4. A minor variance is requested to permit 448 parking spaces whereas 499 parking spaces are required.
5. A minor variance is requested to permit a minimum landscape buffer of 2.4m, whereas a minimum 3.0m buffer is required by the By-law.

The Planning Act.

Section 45(1) of the Planning Act ("Act") allows the Committee of Adjustment to authorize variances to a zoning by-law where the variance is minor; is desirable for the appropriate development or use of land, building or structure; maintains the general intent and purpose of the Official Plan; and maintains the general intent and purpose of the zoning by-law. The Committee must be satisfied that all four tests are met to authorize the requested variance.

The Four Tests

1) The Variances are Minor:

Adding Professional Office as a Permitted Use is Minor:

- ✓ The By-law permits offices at this location as of right and the original development located units appropriate for this use along the building's Steeles Avenue frontage.
- ✓ Broadening the office designation to include professionals utilizes the same performance standards as an 'accessory office'.
- ✓ The Committee provided similar relief for a nearby property similarly zoned, allowing professional offices at 2565 Steeles Avenue East (Committee decision A05-036).

Planning Opinion:

It is our considered and professional planning opinion that the proposal simply permits another variety of office use that is subject to performance standards already attached by the By-law to this property. Therefore, the variance may be considered minor as it will not cause an unacceptable adverse impact on neighbouring properties.

Adding the Existing Fitness Centre and Motor Vehicle Rental Establishment to the List of Permitted Use is Minor:

- ✓ Sundeep Singh, Sangha Fitness Center has been a tenant in good standing since August of 2018.
- ✓ Enterprise Rent-a-Car has been a tenant in good standing since November of 2006.

Planning Opinion

It is our considered and professional planning opinion that the requested variance may be considered minor because these businesses have operated for years without adverse impact on exiting tenants or adjacent properties and there is no reason to expect this to change.

Re-Affirmation of a Previous Variance to Permit a Parking Reduction is Minor:

- ✓ The Committee previously permitted a parking reduction to support the existing tenancy. (see Committee Decision A09-203).
- ✓ The parking reduction continues to be minor in number as the relief requested is approximately 10% of the By-law requirement.
- ✓ A parking study prepared by a qualified engineer concluded that there is sufficient parking available to support the proposal.

Planning Opinion

We reviewed the Parking Justification Report prepared by CGE Transportation Consulting and adopt their professional opinion that there is sufficient parking on site to accommodate existing tenants including the fitness facility and the motor vehicle rental establishment. As such it is our considered and professional planning opinion the variance to permit these uses is minor and will not cause an unacceptable adverse impact on neighbouring properties.

Permitting a Reduced Landscape Buffer is Minor:

- ✓ The Region requires the conveyance of land to accommodate a widening of Steeles Avenue.
- ✓ To accommodate the Region's request for land, a small portion of the frontage landscape buffer will be 0.6m narrower than the By-law minimum width of 3.0m.

Planning Opinion

It is our considered and professional planning opinion that the proposal is minor in number and will not cause an unacceptable adverse impact on the Region's right of way (Steeles Avenue).

2) The Proposal is Desirable for the Appropriate Development of Land, Building and Structure:

- ✓ The proposal is **desirable to the owner** as it will bring their property into conformity with the in-force By-law and will support their application to convert the property into condominium ownership.
- ✓ The proposal is **desirable to the existing tenants** who wish to purchase their units.
- ✓ The proposal is desirable the owners of the fitness center and motor vehicle rental establishment who believed their business to be operating in accordance with the By-law.
- ✓ The proposal is **desirable to the City** because condominium approval will result in improved property standards and increased assessment base creating more tax revenue for the city to use in bringing quality services to all Bramptonians.
- ✓ The proposal is **desirable to the Region of Peel** as land will be provided for transit and traffic improvements along Steeles Avenue.

Planning Opinion

It is our considered and professional planning opinion that the proposal is desirable for the appropriate development of land and building.

3) The Proposal Maintains the General Intent and Purpose of the Official Plan:

We have reviewed the City's Official Plan ('OP') and found the following policies particularly helpful in informing our professional planning opinion.

- ✓ The OP designates this property for 'Business Corridor' uses.
- ✓ The Secondary Plan designates this property for 'Employment 2' industrial uses.
- ✓ In conformity with OP policy objectives 4.4 (a, b) the proposal will ... *"retain and enhance business, industry and employment opportunities..."*, by promoting this property which is located in a *"...high quality employment area close to major transportation and transit facilities that support the principles of complete communities by providing convenient access to jobs..."*.
- ✓ In conformity with OP policy objective 4.4d the proposal will enhance this property and continue to 'protect the supply of designated employment for designated purposes including ...' *manufacturing, warehousing, offices, and associated retail and ancillary purposes."*
- ✓ In conformity with OP policy 4.4.1, *"corporate offices, ancillary offices, business serving office uses within industrial malls will be permitted..."*.

Planning Opinion

It is our considered and professional planning opinion that the proposal conforms with the Official Plan as the primary use of this industrial mall will be for employment uses, and the ancillary office

component is permitted within the smaller units fronting on Steeles Avenue. A decision to permit the expansion of ancillary office to include professional offices and allow the Fitness Centre and Motor Vehicle Rental Establishment is justified as Official Plan policy promotes and encourages these uses within industrial malls located along Steeles Avenue where transit opportunities make these uses accessible for all residents.

4) The Proposal maintains the General Intent and Purpose of the Zoning Bylaw:

- ✓ The subject property is zoned Industrial Two – M2.
- ✓ General commercial uses including offices are permitted on this property.
- ✓ The Committee allowed a parking reduction for this property to accommodate the existing uses (see A09-203). The decision noted that 446 spaces was sufficient to support the orderly development of this property.
- ✓ The current parking study indicates that the 448 parking spaces shown on site is sufficient to accommodate this proposal.

Planning Opinion

It is our considered and professional planning opinion that the proposal maintains the intent of the Zoning By-law as the proposal seeks to:

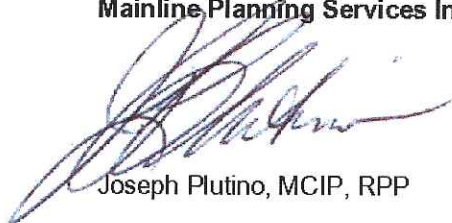
- ✓ reaffirm the parking reduction previously granted in Committee file number A09-203;
- ✓ expand upon the list of ancillary office and ancillary commercial uses already permitted on the property to include professional offices and two existing businesses (fitness centre and motor vehicle rental establishment); and,
- ✓ acknowledge a minor reduction in landscape area over a small portion of the frontage caused by a conveyance of land by the owner to the Region of Peel to allow for the orderly development of Steeles Avenue which is in the public interest.

Conclusion:

It is our professional planning opinion that the Committee's approval of the subject variances is justified because the four tests are met. We offer that authorizing the proposed variances is good planning as they are minor and will promote the employment policy objectives of the City by optimizing the use of land and creating permanent, long-term businesses and jobs.

We trust that our application is supported by staff and the Committee of Adjustment. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046.

Sincerely,
Mainline Planning Services Inc.



Joseph Plutino, MCIP, RPP



Naeem Lakhani, B.U.R.PI

cc. client



AMENDED PAGE 1

FILE NUMBER: A-2021-0171

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)** Takol Steelton Inc. c/o Daniel Kolber
Address 2300 Yonge Street, Suite 902
Box 2310, Toronto, Ontario, M4P 1E4
Phone # See Agent **Fax #** _____
Email See Agent

2. **Name of Agent** Mainline Planning Services Inc.
Address P.O. Box 319, Kleinburg, Ontario, L0J 1C0
Phone # (905) 893-0046 **Fax #** _____
Email jplutino@mainlineplanning.com
nlakhani@mainlineplanning.com

3. **Nature and extent of relief applied for (variances requested):**
1. A minor variance is requested to permit Offices of Accredited or Licensed Professionals
2. A minor variance is requested to permit an existing Fitness Centre
3. A minor variance is requested to permit an existing Motor Vehicle Rental Establishment
4. A minor variance is requested to permit 448 parking spaces
5. A minor variance is requested to permit a landscape buffer of 2.4 metres

4. **Why is it not possible to comply with the provisions of the by-law?** Please refer to the Planning Justification Report for additional information.
1. The by-law excludes Offices of Accredited or Licensed Professionals in Section 30.7(a)
2. The by-law does not list a Fitness Centre as permitted within the M2 Zone under Section 32.1.1.
3. The by-law does not list a Motor Vehicle Rental Establishment as permitted within the M2 Zone under Section 32.1.1.
4. This is an existing and fully developed site which can accommodate no more than 448 parking spaces whereas the By-law requires 499 parking spaces.
5. The landscape reduction from the required 3.0m is required to accommodate a land conveyance requested by the Region of Peel.

5. **Legal Description of the subject land:** Part of Blocks A & B, All of Block C, Registered Plan 766; Parts 1, 2 & 3,
Lot Number Plan 43R-39845; City of Brampton, Regional Municipality of Peel
Plan Number/Concession Number _____
Municipal Address 2074, 2080, 2084 Steeles Avenue East

6. **Dimension of subject land (in metric units)**
Frontage 199.8 m
Depth 219.0 m
Area 41,181.5 sq.m.

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** ☐

August 10, 2021

Takol Steelton Inc.
2300 Yonge Street, Suite 712
PO Box 2310, Toronto, Ontario M4P 1E4

Attention: Mr. Daniel Kolber

**Re: Parking Justification Study
2074,2080,2084 Steeles Avenue East
Proposed Professional Office Uses
City of Brampton**

CGE Consulting has been retained to provide a Parking Study in support of a minor variance application, to permit approximately 1,200 square meters of office uses, including professional office uses (about 6% of the total GFA), for the existing industrial sites located at 2074, 2080 and 2084 Steeles Avenue East, in the City of Brampton.

1.0 INTRODUCTION

The subject site is located within a large commercial area, surrounded by office, light industrial, warehouse and retail developments. The site location is shown in Figure 1.

The subject properties are under one ownership with shared parking among all three buildings. The businesses at all three addresses are currently open, with the exception of the Banquet Hall. The two restaurants on-site are open but primarily serves take out customers.

The units are mainly occupied by industrial and warehouse uses. There are a total of 448 parking spaces available for all three buildings. The proposed site plan is shown in Figure 2.

The basis of the parking study is to understand the existing parking demand / characteristics at the subject site. The existing tenants, type of businesses, unit numbers and area of each unit are listed in Table 1.

The client is exploring options to convert several units currently occupied by warehouse to professional office uses, such as accounting or law offices. The owner also wants to bring the existing non-conforming fitness centre into compliance with the zoning by-law (see Table 1). It is expected that the proposed professional uses and fitness centre will result in a parking requirement of 499 spaces (see Table 2).

The banquet hall is currently closed due to COVID-19, however past event information from the client indicates that the maximum parking demand for the banquet hall is less than 200 cars and typical hours of operation are weekday evenings and weekends.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

It is expected that these banquet hall events are attended by families and friends and therefore it is safe to assume event attendees will share one vehicle.

According to the parking study conducted on this site by Sernas Transtech in November 2009, and submitted as part of the previous minor variance, the average number of occupants per vehicle is 3.62 people.

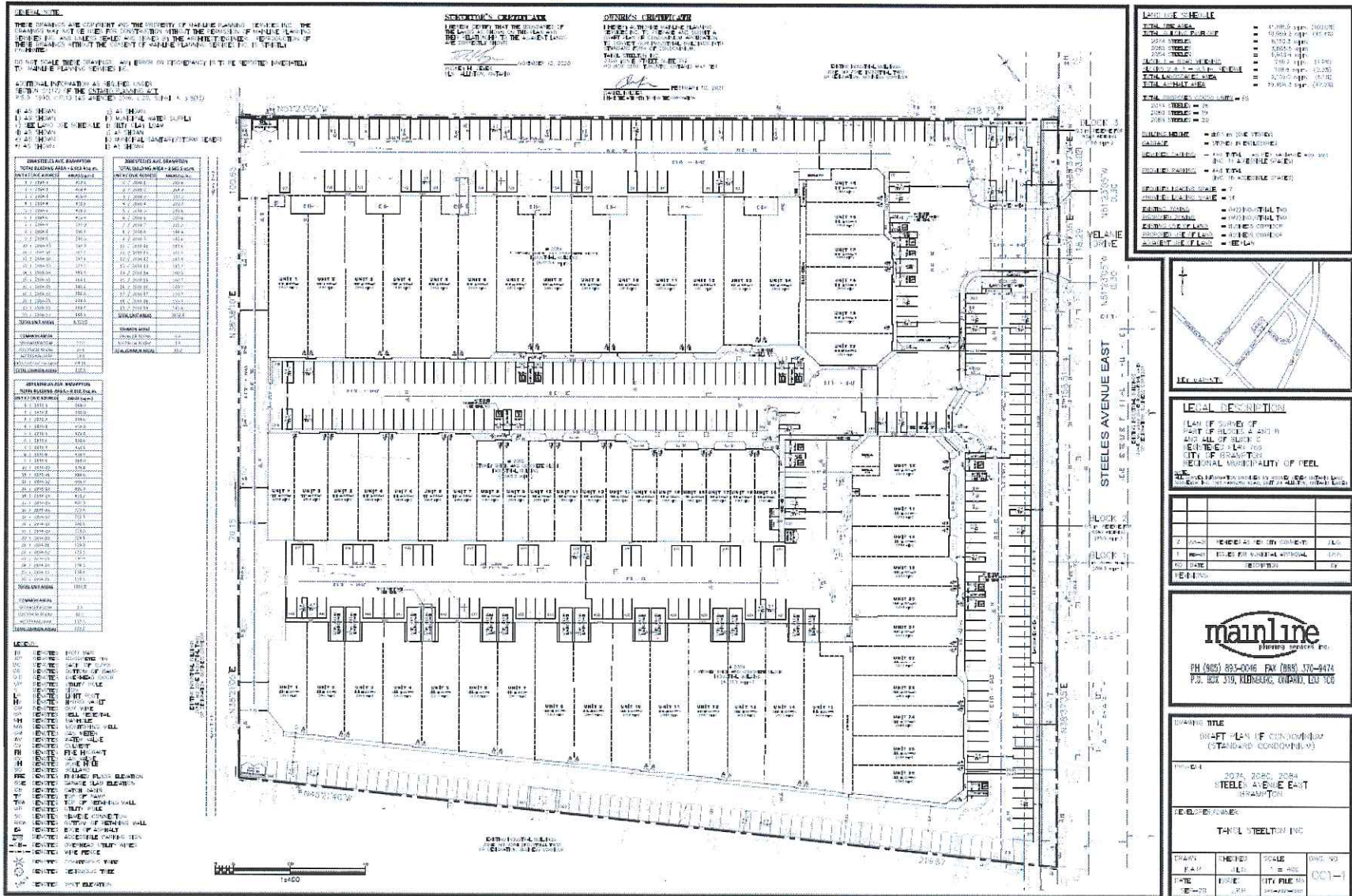
Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 1: SITE LOCATION



Parking Study - 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 2: SITE PLAN



Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Table 1: List of tenants at 2074,2080,2084 Steeles Avenue East

Address	Civic Unit #	Existing Occupant	Current Use	Proposed Use	Variance Required (Yes/No)	GFA (sq. m.)
2074 Steeles	1	AM Rubber and Foam Gaskets	Industrial	Industrial	No	267.7
	2	AM Rubber and Foam Gaskets	Industrial	Industrial	No	289.4
	3	AM Rubber and Foam Gaskets	Industrial	Industrial	No	300.6
	4	AM Rubber and Foam Gaskets	Industrial	Industrial	No	312.9
	5	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	315.4
	6	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	337.5
	7	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	346.0
	8	Mapco (PVT) Ltd.	Industrial	Industrial	No	356.8
	9	Mapco (PVT) Ltd.	Industrial	Industrial	No	366.7
	10	Mapco (PVT) Ltd.	Industrial	Industrial	No	368.4
	11	Mapco (PVT) Ltd.	Industrial	Industrial	No	401.6
	12	Mapco (PVT) Ltd.	Industrial	Industrial	No	362.8
	13	MS Sofa Manufacturing Ltd.	Manufacturing	Manufacturing	No	421.9
	14	MS Sofa Manufacturing Ltd.	Manufacturing	Manufacturing	No	415.0
	15	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	410.4
	16	GT Restaurant & Bar Inc.	Convenience Restaurant	Convenience Restaurant	No	328.9
	17	P&B Hardwood Flooring Inc.	Warehouse	Professional Office	Yes	208.3
	18	Enterprise Rent-A-Car Canada	Motor Vehicle Rental	Motor Vehicle Rental	No	214.6
	19	Sterling Paints Inc.	Building Supplies Sales Establishment	Building Supplies Sales Establishment	No	219.5
	20	DJ Depot Inc.	Warehouse	Warehouse	No	219.9
	21	Ontario Audio/Video Device Inc.	Office + Warehouse	Professional Office	Yes	225.6
	22	Ontario Audio/Video Device Inc.	Office + Warehouse	Professional Office	Yes	220.7
	23	Global Retail Advantage Inc.	Warehouse	Professional Office	Yes	237.6
	24	NSC Metal Enterprises Ltd.	Warehouse	Warehouse	No	244.0
	25	Alicia's Laser MedSpa and Salon Ltd.	Technical School	Technical School	No	232.5
	26	213038 Ontario Inc. O/A Kilo	Office	Professional Office	Yes	259.3
Total Unit Areas:						7914.0
2080 Steeles	1	Millennium Mlwork Inc.	Industrial	Industrial	No	232.6
	2	Millennium Mlwork Inc.	Industrial	Industrial	No	227.9
	3	Millennium Mlwork Inc.	Industrial	Industrial	No	227.9
	4	Millennium Mlwork Inc.	Industrial	Industrial	No	229.1
	5	Millennium Mlwork Inc.	Industrial	Industrial	No	229.1
	6	DNE Welding Inc.	Industrial	Industrial	No	233.1
	7	DNE Welding Inc.	Industrial	Industrial	No	226.3
	8	Sandeep Singh, Sangha Fitness	Gym	Fitness Centre	Yes	186.1
	9	Harry Machining & Tooling	Industrial	Industrial	No	183.8
	10	Harry Machining & Tooling	Industrial	Industrial	No	179.8
	11	National Auto Glass Inc.	Industrial	Industrial	No	178.1
	12	OM Manufacturing Inc.	Manufacturing	Manufacturing	No	186.4
	13	OM Manufacturing Inc.	Manufacturing	Manufacturing	No	184.6
	14	Steeles Tireland Inc.	Tires - Changing	Tires - Changing	No	181.3
	15	Steeles Tireland Inc.	Tires - Changing	Tires - Changing	No	159.7
	16	Jeevin dar Virdi d/a Jaeko Mac	Manufacturing	Manufacturing	No	181.0
	17	2008403 Ont. Inc. Rili Glass &	Manufacturing	Manufacturing	No	180.4
	18	2008403 Ont. Inc. Rili Glass &	Manufacturing	Manufacturing	No	180.3
	19	2008403 Ont. Inc. Rili Glass &	Manufacturing	Manufacturing	No	142.2
Total Unit Areas:						3649.7
2084 Steeles	1	Amma Custom Fabrication &	Manufacturing	Manufacturing	No	409.7
	2	Five River Foods Inc.	Food Distributor	Warehouse	No	422.3
	3	Five River Foods Inc.	Food Distributor	Warehouse	No	413.1
	4	BDS Food Service	Food Distributor	Warehouse	No	423.0
	5	BDS Food Service	Food Distributor	Warehouse	No	418.3
	6	BDS Food Service	Food Distributor	Warehouse	No	410.6
	7	AMJ Healthfood Distributors Inc.	Food Distributor	Warehouse	No	408.2
	8	EllisDon Design Build	Contractor	Warehouse	No	398.7
	9	EllisDon Design Build	Contractor	Warehouse	No	404.0
	10	Assets Recovery & Salvage Inc.	Contractor	Manufacturing	No	368.5
	11	Assets Recovery & Salvage Inc.	Contractor	Manufacturing	No	404.0
	12	7 Colour Entertainment Ltd.	Printings	Warehouse	No	385.0
	13	AM Rubber and Foam Gaskets	Manufacturing	Warehouse	No	381.3
	14	Shingaar Banquet Hall -208482	Banquet Hall	Banquet Hall	No	383.4
	15	Subway Franchise Restaurant	Convenience Restaurant	Convenience Restaurant	No	172.1
	16	Shingaar Banquet Hall -208482	Banquet Hall	Banquet Hall	No	185.9
	17	Shingaar Banquet Hall -208483	Banquet Hall	Banquet Hall	No	200.5
	18	Shingaar Banquet Hall -208484	Banquet Hall	Banquet Hall	No	208.6
	19	Shingaar Banquet Hall -208485	Banquet Hall	Banquet Hall	No	208.8
	20	Shingaar Banquet Hall -208486	Banquet Hall	Banquet Hall	No	188.6
Total Unit Areas:						6608.6
Total Area of Building						18367.3

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Table 2: Total Parking Required as Per By-law

Use	GFA	Spaces Required	Rate Applied
Industrial	14393.8	164.8458824	139 + 1/70 (over 10000 sqm)
Technical School	232.5	11.625	1/20 sqm
Banquet Hall	1366.8	170.85	1/8 sqm
Restaurant (dine-in/convenience)	501.0	77.07692308	1/6.5 sqm
Office	1151.5	38.38333333	1/30 sqm
Fitness Centre	186.1	8.459090909	1/22 sqm
Motor Vehicle Repair	321.0	17.83333333	1/18 sqm
Motor Vehicle Rental	214.6	9.330434783	1/23 sqm
Total	18367.3	498.4039978	
		499	parking spaces required

The parking requirement for the proposed site condition is illustrated in Table 2; 499 parking spaces are required. The proposed site plan provides 448 parking spaces. There was previously an approved minor variance application (A13-067) undertaken to permit 415 parking spaces as per the City of Brampton parking by-law requirement.

2.0 PARKING ASSESSMENT

The client would like to explore opportunities to convert about 1200 square meters of existing uses into professional offices, such as accounting or law offices. The parking requirement including the proposed uses are shown in Table 2.

It is expected that the proposed professional uses will have similar parking demand as the current warehouse/industrial uses.

PARKING ON-SITE OBSERVATION

Based on site visits completed at the subject property, the operating hours of all of the units at the three buildings vary between 7:30am to 6:30pm due to the nature of the businesses, 90% of the units operate from 9am to 5pm (Monday to Friday), and several units operate from 9am to 4pm on Saturday. A small percentage of units operate on Sunday.

To review the true parking demand at the subject site, parking observations were undertaken on Saturday, November 14, 2020 and Thursday, November 19, 2020 during work hours. The summary of the parking demand is as follows:

- ***Peak parking demand on Saturday occurred at 11:50am, at 130 spaces***
- ***Parking demand on Saturday at 4pm is 102 spaces***
- ***Parking demand on Saturday at 6pm is 80 spaces***
- ***Peak parking demand on Thursday occurred at 3pm, at 162 spaces***
- ***Parking demand on Thursday at 5:30pm is 92 spaces***
- ***The dine in restaurant (GT Restaurant & Bar) can seat approximately 40 people***
- ***The convenience restaurant (Subway) can seat 22 people***

The peak parking demand for Saturday and Thursday are shown in Figures 3 and 4. Based on the proposed site plan provided, there are a total of 448 parking spaces, therefore the subject site has a surplus of $448 - 162 = 286$ parking spaces. If we apply the parking demand based on capacity of available seating of the two restaurants (62 spaces), the site would still have 224 spaces vacant. Similarly, if we apply the full parking rate for the two restaurants as per the zoning by-law (78 spaces), the site would still have 208 spaces vacant.

2.1 Banquet Hall Parking

Due to the current ongoing pandemic situation, and during site observations, the banquet hall was unable to host any events and no parking surveys could be undertaken. We have referred to a parking study prepared in 2009 by Sernas Transtech that included parking survey results of two events as follows:

1. November 13, 2009, Birthday Party with a 6pm start time and approximately 300-person guest list
2. November 20, 2009, Reunion Party with a 6pm start time and approximately 300-person guest list

It is our opinion that these survey data accurately reflect the parking demand for the banquet hall and can be referenced for the subject parking study's current proposal.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

The surveys were conducted from 5pm to 9:30pm and the results indicate an average peak parking demand of 175 vehicles for the two events. The vehicle occupancy is 3.62 person per auto plus one space per staff.

The banquet hall has a capacity of 650 guests + 16 staff, and 196 spaces would be required if the banquet hall is occupied at full capacity.

The Sernas Transtech report also indicated that other units had a parking demand of 85 spaces during the survey times, which is in line with the 80 to 92 spaces that was observed during the 2020 on-site parking survey during off-work hours.

Based on the above information, it is anticipated that the 448 parking spaces on-site can sufficiently accommodate the office, industrial mall, warehouse, and restaurant uses during the day time and banquet hall activities during the evening time and on weekends.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

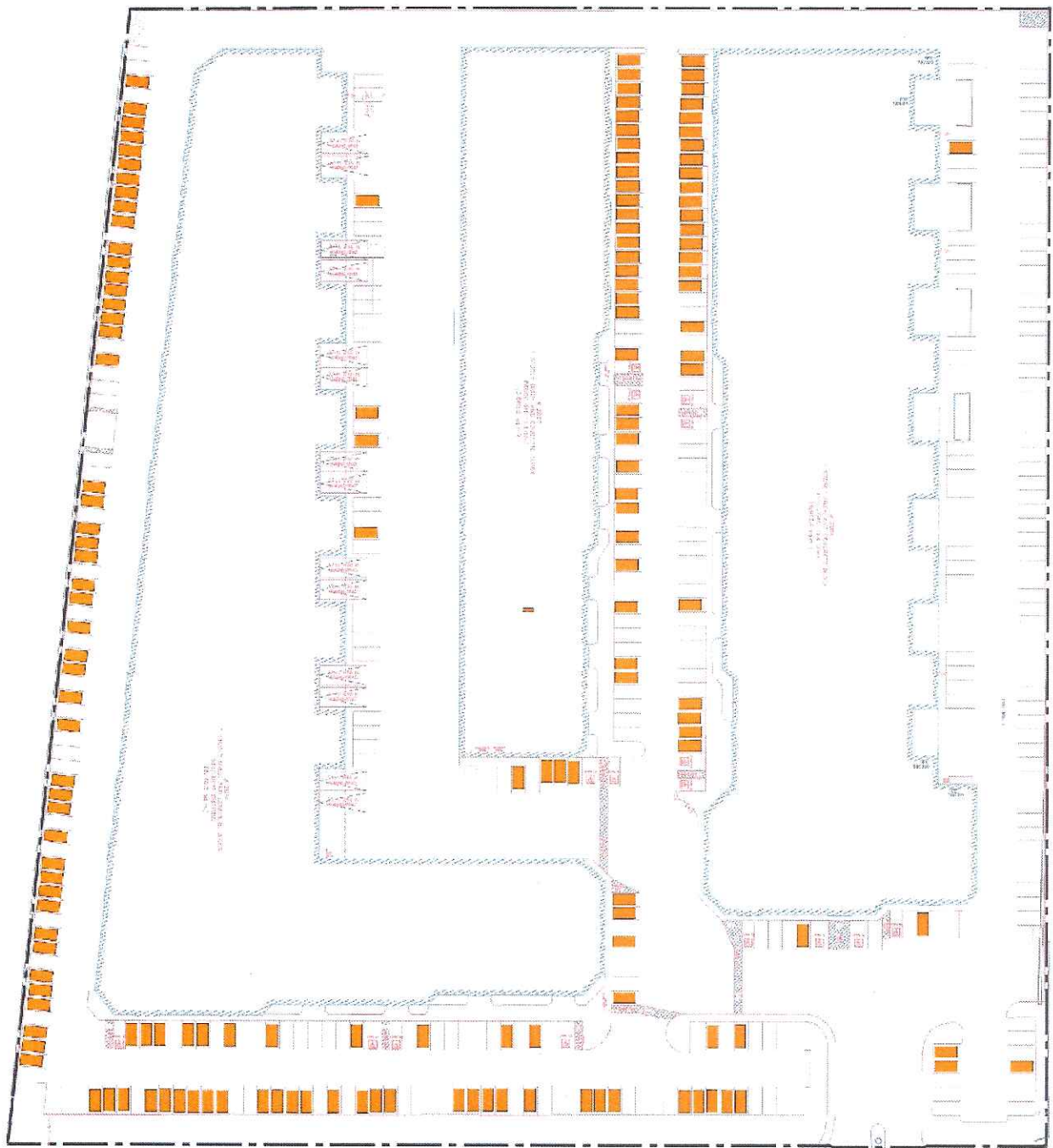
Figure 3 – Peak Parking Demand – Saturday, November 14, 2020



Saturday, November 14, 2020
11:50am
130 spaces occupied

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 4 – Peak Parking Demand – Thursday, November 19, 2020



Thursday, November 19, 2020
3:00 pm
162 spaces occupied

2.2 Parking Sharing Strategies

We anticipate that due to the different types of uses on-site, there is opportunity for parking sharing among the different uses.

The banquet hall is currently closed due to COVID-19, however past event information from the client indicate that the banquet hall requires about 196 spaces if it is fully occupied at 650 persons, and are usually only open on the weekends and on weekdays after work hours. It is expected that these banquet hall events are attended by families and friends and have an occupancy rate of 3.62 persons per vehicle.

2.3 Carpool & Shared Parking

As part of the City's on-going transportation demand management, it is recommended that the business owners of the units support and promote carpool services among the employees to reduce automobile reliance.

2.4 On-Site Parking Management

With the appropriate on-site parking management, the efficiency of parking activities can be increased to accommodate more vehicles on-site and reduce conflicts/accidents during vehicle maneuverings.

On-site observations indicate that there were vehicles from the adjacent 2070 Steeles Avenue property were parking on the subject site and walk over. It is expected that more parking spaces will be freed if the adjacent property parking activities are eliminated.

It is recommended that signs are to be installed for the row of parking close to the neighbouring property deterring adjacent users to occupy the parking spaces, a chain-link fence can also be installed at the 2074 Steeles Avenue property edge, to deter neighbouring property cars to be parked on the subject lands.

3.0 CONCLUSION & RECOMMENDATION

The key findings are summarized below:

- The subject properties at 2074, 2080 and 2084 has a total of 448 proposed parking spaces.
- The subject site has a banquet hall, a dine-in restaurant, a take-out fast food restaurant, a small gym, a retail store, and various industrial / warehouse units.
- The peak parking demand at the site on a weekday during work hours is at 162 spaces.
- The parking demand during the after hours are between 80 and 92 vehicles, for the office, industrial use, warehouse etc.
- The dine in restaurant can seat approximately 40 people and the take-out restaurant (Subway) can seat 22 people. If the banquet hall is fully occupied at 650 people, it will require approximately 196 spaces.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

- It was observed that vehicles in the adjacent 2070 Steeles Avenue parked at the subject property and if these vehicles are excluded there would be more vacant spaces available.
- It is concluded that the subject site has capacity and resources to accommodate all of the parking demand on-site during peak time.
- It is concluded that the subject site's available parking supply can accommodate 1200 square metres (6% of total GFA) of office uses (including professional office use) as well as a 190 square metre fitness centre.

Should you have any questions regarding this study, please do not hesitate to contact the undersigned.

Yours truly,

CGE TRANSPORTATION CONSULTING



Casey Ge, P.Eng.
President

Address	Civic Unit #	Use	GFA (sq.m.)
2074 Steeles	1	Industrial	267.7
	2	Industrial	289.4
	3	Industrial	300.6
	4	Industrial	312.9
	5	Industrial	315.4
	6	Industrial	337.5
	7	Industrial	346.0
	8	Industrial	356.8
	9	Industrial	366.7
	10	Industrial	368.4
	11	Industrial	401.6
	12	Industrial	392.8
	13	Manufacturing	421.9
	14	Manufacturing	415.0
	15	Industrial	410.4
	16	Dine-In Restaurant	328.9
	17	Office	208.3
	18	Motor Vehicle Rental	214.6
	19	Building Supplies Sales Establishment	219.5
	20	Warehouse	219.9
	21	Office	225.6
	22	Office	220.7
	23	Office	237.6
	24	Warehouse	244.0
	25	Technical School	232.5
	26	Office	259.3
Total Unit Areas:			7914.0
2080 Steeles	1	Industrial	232.6
	2	Industrial	227.9
	3	Industrial	227.9
	4	Industrial	229.1
	5	Industrial	229.1
	6	Industrial	233.1
	7	Industrial	226.3
	8	Fitness Centre	186.1
	9	Industrial	183.8
	10	Industrial	179.8
	11	Industrial	178.1
	12	Manufacturing	186.4
	13	Manufacturing	184.6
	14	Tires - Changing	161.3
	15	Tires - Changing	159.7
	16	Manufacturing	161.0
	17	Manufacturing	160.4
	18	Manufacturing	160.3
	19	Manufacturing	142.2
	Total Unit Areas:		
2084 Steeles	1	Manufacturing	409.7
	2	Warehouse	422.3
	3	Warehouse	413.1
	4	Warehouse	423.0
	5	Warehouse	418.3
	6	Warehouse	410.6
	7	Warehouse	403.2
	8	Warehouse	396.7
	9	Warehouse	404.0
	10	Manufacturing	393.5
	11	Manufacturing	404.0
	12	Warehouse	385.0
	13	Warehouse	381.3
	14	Banquet Hall	383.4
	15	Convenience Restaurant	172.1
	16	Banquet Hall	185.9
	17	Banquet Hall	200.5
	18	Banquet Hall	203.6
	19	Banquet Hall	203.8
	20	Banquet Hall	189.6
	Total Unit Areas:		
Total Area of Building			18267.3

GFA of Variances	
1151.5	Total Proposed Office GFA
214.6	Motor Vehicle Rental
186.1	Fitness Centre

Required Variances	
1151.5	Professional Offices (Sq.m)
214.6	Motor Vehicle Rental
186.1	Fitness Centre
2.4	Landscape Buffer (m)
51	Parking Deficiency (spaces)

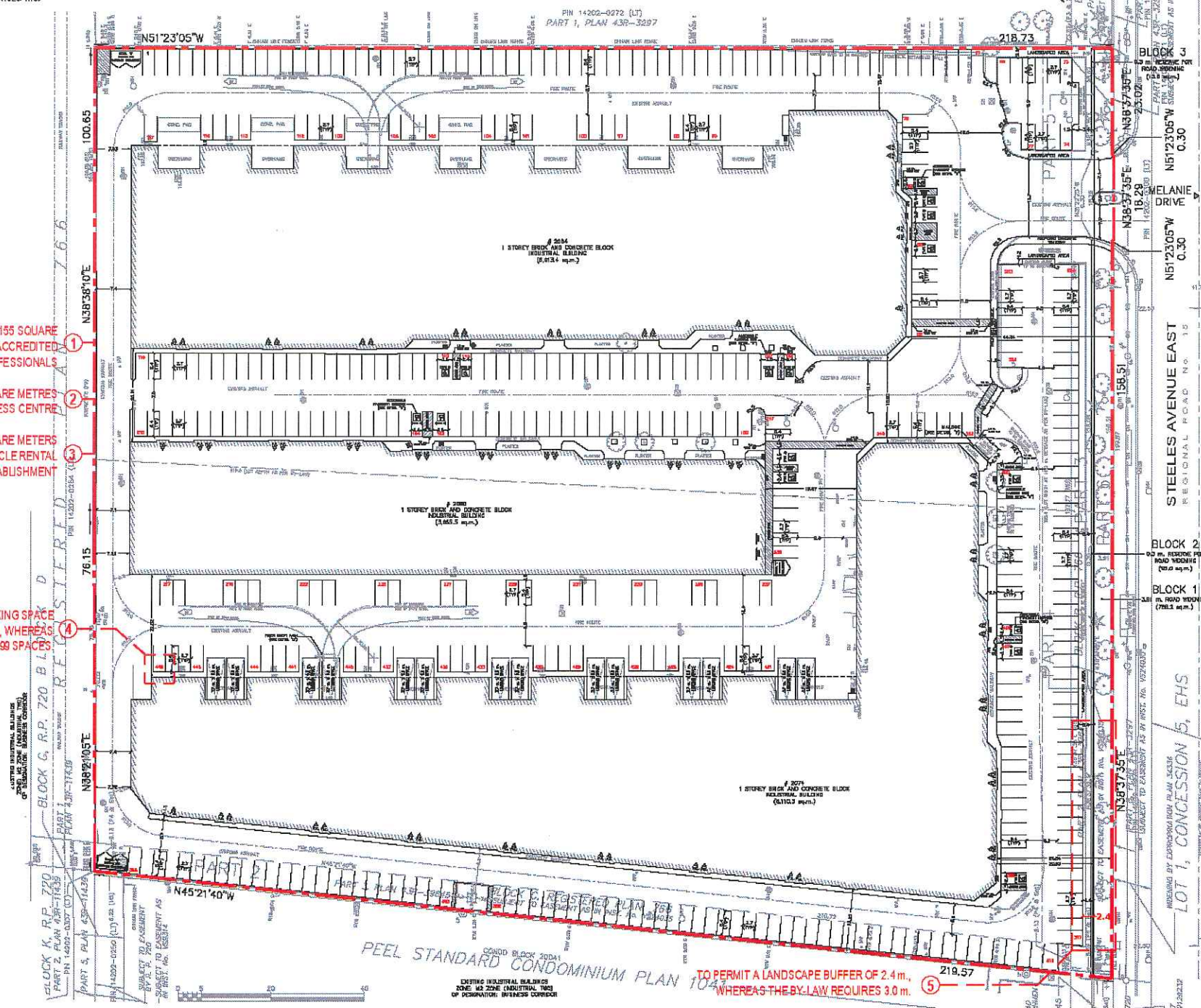
Parking Calculation			
Use	GFA	Spaces Required	Rate Applied
Industrial	14398.8	164.8458324	139+ 1/70 (over 10000 sqm)
Technical School	232.5	11.625	1/20 sqm
Banquet Hall	1366.8	17.085	1/8 sqm
Restaurant (dine-in/convenience)	501.0	77.07642308	1/6.5 sqm
Office	1151.5	38.38333333	1/30 sqm
Fitness Centre	186.1	8.459090909	1/22 sqm
Motor Vehicle Repair	321.0	17.83333333	1/18 sqm
Motor Vehicle Rental	214.6	9.330434783	1/23 sqm
Total	18367.3	498.4039678	
			499 parking spaces required

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

TO PERMIT A MAXIMUM OF 215 SQUARE METERS
OF GFA FOR A MOTOR VEHICLE RENTAL
ESTABLISHMENT

TO REDUCE THE PARKING SPACE
REQUIREMENT TO 448 SPACES, WHEREAS
THE BY-LAW REQUIRES MINIMUM 499 SPACES

- | LEGEND: | |
|---------|----------------------------------|
| II | DENOTES IRON BAR |
| CP | DENOTES CONCRETE PIN |
| BC | DENOTES BACK OF CURB |
| BR | DENOTES BOTTOM OF RAMP |
| O.D. | DENOTES OVERHEAD POLE |
| UP | DENOTES UTILITY POLE |
| S | DENOTES SIGN |
| LP | DENOTES LIGHT POST |
| HW | DENOTES HYDRAULIC |
| CP | DENOTES CUP WIRE |
| NR | DENOTES NERF RESTRAL |
| NH | DENOTES NAILHOLE |
| WR | DENOTES WHORINGRASS WEED |
| HC | DENOTES HOLE |
| WV | DENOTES WATER VALVE |
| CV | DENOTES CULVERT |
| PH | DENOTES FIRE HYDRANT |
| CV | DENOTES GAS VALVE |
| BH | DENOTES BORE HOLE |
| BO | DENOTES BOLLARD |
| FFE | DENOTES FINISHED FLOOR ELEVATION |
| OSE | DENOTES DAMAGED SLAB ELEVATION |
| CA | DENOTES CATCH BASIN |
| TR | DENOTES TOP OF RAMP |
| TRW | DENOTES TOP OF RETAINING WALL |
| LD | DENOTES LEAD |
| SD | DENOTES SAWTEE CONNECTION |
| BRW | DENOTES BOTTOM OF RETAINING WALL |
| UPD | DENOTES UTILITY POLE |
| PA | DENOTES ACCESSIBLE PARKING SIGN |
| W-W | DENOTES OVERHEAD UTILITY WIRE |
| W | DENOTES WIRE FENCE |
| | DENOTES CONIFEROUS TREE |
| | DENOTES DECIDUOUS TREE |
| | DENOTES SPOT ELEVATION |



TOTAL SITE AREA	=	41,181.5	sq.m.	(100.0%)
TOTAL BUILDING FOOTPRINT	=	18,689.2	sq.m.	(45.4%)
2074 STEEPLES	=	8,170.3	sq.m.	
2080 STEEPLES	=	3,645.5	sq.m.	
2084 STEEPLES	=	6,813.4	sq.m.	
BLOCK 1 - ROAD WIDENING	=	788.2	sq.m.	(1.9%)
BLOCKS 2 & 3 - 0.3 m. RESERVE	=	106.2	sq.m.	(0.3%)
TOTAL LANDSCAPED AREA	=	2,101.0	sq.m.	(5.1%)
TOTAL ASPHALT AREA	=	18,406.0	sq.m.	(44.7%)

2074 STEELES = 28
2080 STEELES = 19
2084 STEELES = 20

BUILDING HEIGHT - 18.1 m (ONE STOREY)
GARAGE - STORED IN ENCLOSURES

REQUIRED PARKING - 439 TOTAL
(INC. 11 ACCESSIBLE SPACES)

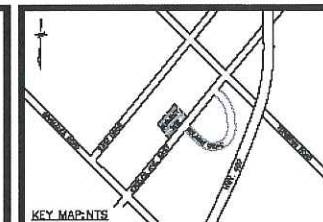
PROVIDED PARKING - 445 TOTAL
(INC. 18 ACCESSIBLE SPACES)

REQUIRED LOADING SPACE = 7
PROVIDED LOADING SPACE = 14

EXISTING ZONING	= (M2) INDUSTRIAL TWO
PROPOSED ZONING	= (M2) INDUSTRIAL TWO

EXISTING USE OF LAND	= BUSINESS CORRIDOR
PROPOSED USE OF LAND	= BUSINESS CORRIDOR

ADJACENT USE OF LAND - SEE PLAN
NOTE: NO PARKING SPACE SHALL BE ASSIGNED TO



PLAN OF SURVEY OF
PART OF BLOCKS A AND B
AND ALL OF BLOCK C
REGISTERED PLAN 786
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NOTE:
ALL SURVEY INFORMATION PROVIDED BY RODNEY MEYER ONTARIO LAND
SURVEYOR INC. 180 PARSONS ROAD, UNIT 28 ALLESTON, ONTARIO L9W 1Y2

1	Jul-21	ISSUED FOR MUNICIPAL APPROVAL		N.L.
NO.	DATE	DESCRIPTION		BY
REVISIONS				



PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

MINOR VARIANCE

PROJECT	2074, 2080, 2084 STEELES AVENUE EAS BRAMPTON
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DEVELOPER/OWNER	TAKOL STEELTON INC.
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DRAWN K.A.R.	CHECKED N.L.	SCALE 1 = 400	DWG. NO. MV-1
DATE 11-21	ISSUED 1988	CITY FILE No.	

July 29, 2021

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

Attention: Jeanie Myers, Secretary-Treasurer, Committee of Adjustment

RE: Minor Variance Application. 2074, 2080, 2084 Steeles Avenue East

Dear Ms. Myers,

Mainline Planning Services Inc. is retained by Takol Steelton Inc. ('owner') to act as their agent for the above referenced matter. Kindly accept this letter containing our planning opinion which is offered in support of the subject minor variance application.

As required by the Committee, the following plans and documents are submitted to support this variance:

- One (1) copy of the Minor Variance Application Form;
- One (1) copy of the Planning Justification Report prepared by Mainline Planning Services;
- One (1) copy of the Owner's Authorization Letter;
- One (1) copy of the Permission to Enter;
- One (1) copy of the Parking Justification Report prepared by CGE Transportation Consulting;
- One (1) full-size copy and one reduced copy (8.5x11) of the Site Plan;
- One (1) copy of the tenant schedule with site parking calculations as requested by zoning staff Lesley Barbuto; and
- A cheque in the amount of \$2,560 payable to the City of Brampton for the full payment of the minor variance application (industrial property).

Planning Justification Report

Background

- The subject property is legally described as Plan 766 Block C, Part of Blocks and B, Registered Plan 43R3297 Parts 3 to 5, and is municipally known as 2074, 2080, 2084 Steeles Avenue East. The subject property contains three one-storey buildings that are demised into a total of 65 units.
- The owner recently submitted a condominium conversion application to create 65 standard condominium units. The units will be offered for tenant ownership.
- In support of the condominium conversion application, staff advised that two existing tenant businesses are not permitted uses and the number of parking spaces provided on site is insufficient according to the By-law and therefore directed the owner to obtain a minor variance.
- A road widening for Steeles Avenue is required pursuant to the Region's Official Plan. The Region requested from the owner a conveyance of land along the frontage of this property causing a minor deficiency in the overall width of the landscape buffer between the parking lot and the road at the southeast corner.

The Variances (Zoning By-law No. 270-2004):

1. A minor variance is requested to permit Offices of Accredited or Licensed Professionals whereas it is not otherwise listed in the By-law.
2. A minor variance is requested to permit an existing fitness centre whereas a fitness centre is not otherwise listed in the By-law as a permitted use.

3. A minor variance is requested to permit an existing personal service shop whereas a personal service shop is not otherwise listed in the By-law as a permitted use.
4. A minor variance is requested to permit 448 parking spaces whereas 483 parking spaces are required.
5. A minor variance is requested to permit a minimum landscape buffer of 2.4m, whereas a minimum 3.0m buffer is required by the By-law.
6. A minor variance is requested to permit an existing motor vehicle rental establishment whereas a motor vehicle rental establishment is not otherwise listed in the By-law as a permitted use.

The Planning Act

Section 45(1) of the Planning Act ("Act") allows the Committee of Adjustment to authorize variances to a zoning by-law where the variance is minor; is desirable for the appropriate development or use of land, building or structure; maintains the general intent and purpose of the Official Plan; and maintains the general intent and purpose of the zoning by-law. The Committee must be satisfied that all four tests are met to authorize the requested variance.

The Four Tests

1) The Variances are Minor:

Adding Professional Office as a Permitted Use is Minor:

- ✓ The By-law permits offices at this location as of right and the original development located units appropriate for this use along the building's Steeles Avenue frontage.
- ✓ Broadening the office designation to include professionals utilizes the same performance standards as an 'accessory office'.
- ✓ The Committee provided similar relief for a nearby property similarly zoned, allowing professional offices at 2565 Steeles Avenue East (Committee decision A05-036).

Planning Opinion:

It is our considered and professional planning opinion that the proposal simply permits another variety of office use that is subject to performance standards already attached by the By-law to this property. Therefore, the variance may be considered minor as it will not cause an unacceptable adverse impact on neighbouring properties.

Adding the Existing Fitness Centre, Personal Service Shop and Motor Vehicle Rental Establishment to the List of Permitted Use is Minor:

- ✓ Sundeep Singh, Sangha Fitness Center has been a tenant in good standing since August of 2018.
- ✓ Alicia's Laser Med Spa and Salon Ltd is a permitted and City licensed technical school offering aesthetician services that has been a tenant in good standing since July of 2019.
- ✓ Enterprise Rent-a-Car has been a tenant in good standing since November of 2006.

Planning Opinion

It is our considered and professional planning opinion that the requested variance may be considered minor because these businesses have operated for years without adverse impact on exiting tenants or adjacent properties and there is no reason to expect this to change.

Re-Affirmation of a Previous Variance to Permit a Parking Reduction is Minor:

- ✓ The Committee previously permitted a parking reduction to support the existing tenancy. (see Committee Decision A09-203).
- ✓ The parking reduction continues to be minor in number as the relief requested is less

- ✓ than 10% of the By-law requirement.
- ✓ A parking study prepared by a qualified engineer concluded that there is sufficient parking available to support the proposal.

Planning Opinion

We reviewed the Parking Justification Report prepared by CGE Transportation Consulting and adopt their professional opinion that there is sufficient parking on site to accommodate existing tenants including the fitness facility, the personal service shop and the motor vehicle rental establishment. As such it is our considered and professional planning opinion the variance to permit these uses is minor and will not cause an unacceptable adverse impact on neighbouring properties.

Permitting a Reduced Landscape Buffer is Minor:

- ✓ The Region requires the conveyance of land to accommodate a widening of Steeles Avenue.
- ✓ To accommodate the Region's request for land, a small portion of the frontage landscape buffer will be 0.6m narrower than the By-law minimum width of 3.0m.

Planning Opinion

It is our considered and professional planning opinion that the proposal is minor in number and will not cause an unacceptable adverse impact on the Region's right of way (Steeles Avenue).

2) The Proposal is Desirable for the Appropriate Development of Land, Building and Structure:

- ✓ The proposal is **desirable to the owner** as it will bring their property into conformity with the in-force By-law and will support their application to convert the property into condominium ownership.
- ✓ The proposal is **desirable to the existing tenants** who wish to purchase their units.
- ✓ The proposal is desirable the owners of the fitness center and motor vehicle rental establishment who believed their business to be operating in accordance with the By-law.
- ✓ The proposal is **desirable to the City** because condominium approval will result in improved property standards and increased assessment base creating more tax revenue for the city to use in bringing quality services to all Bramptonians.
- ✓ The proposal is **desirable to the Region of Peel** as land will be provided for transit and traffic improvements along Steeles Avenue.

Planning Opinion

It is our considered and professional planning opinion that the proposal is desirable for the appropriate development of land and building.

3) The Proposal Maintains the General Intent and Purpose of the Official Plan:

We have reviewed the City's Official Plan ('OP') and found the following policies particularly helpful in informing our professional planning opinion.

- ✓ The OP designates this property for 'Business Corridor' uses.
- ✓ The Secondary Plan designates this property for 'Employment 2' industrial uses.
- ✓ In conformity with OP policy objectives 4.4 (a, b) the proposal will ... *"retain and enhance business, industry and employment opportunities..."*, by promoting this property which is located in a *"...high quality employment area close to major transportation and transit facilities that support the principles of complete communities by providing convenient access to jobs..."*.
- ✓ In conformity with OP policy objective 4.4d the proposal will enhance this property and continue to 'protect the supply of designated employment for designated purposes including ...' *"manufacturing, warehousing, offices, and associated retail and ancillary purposes."*
- ✓ In conformity with OP policy 4.4.1, *"corporate offices, ancillary offices, business serving office"*

uses within industrial malls will be permitted...".

Planning Opinion

It is our considered and professional planning opinion that the proposal conforms with the Official Plan as the primary use of this industrial mall will be for employment uses, and the ancillary office component is permitted within the smaller units fronting on Steeles Avenue. A decision to permit the expansion of ancillary office to include professional offices and allow the Fitness Centre and Motor Vehicle Rental Establishment is justified as Official Plan policy promotes and encourages these uses within industrial malls located along Steeles Avenue where transit opportunities make these uses accessible for all residents.

4) **The Proposal maintains the General Intent and Purpose of the Zoning Bylaw:**

- ✓ The subject property is zoned Industrial Two – M2.
- ✓ General commercial uses including offices are permitted on this property.
- ✓ The Committee allowed a parking reduction for this property to accommodate the existing uses (see A09-203). The decision noted that 446 spaces was sufficient to support the orderly development of this property.
- ✓ The current parking study indicates that the 448 parking spaces shown on site is sufficient to accommodate this proposal.

Planning Opinion

It is our considered and professional planning opinion that the proposal maintains the intent of the Zoning By-law as the proposal seeks to:

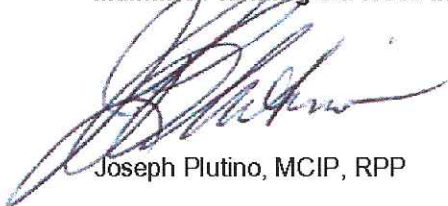
- ✓ reaffirm the parking reduction previously granted in Committee file number A09-203;
- ✓ expand upon the list of ancillary office and ancillary commercial uses already permitted on the property to include professional offices and three existing businesses (fitness centre, personal service shop and motor vehicle rental establishment); and,
- ✓ acknowledge a minor reduction in landscape area over a small portion of the frontage caused by a conveyance of land by the owner to the Region of Peel to allow for the orderly development of Steeles Avenue which is in the public interest.

Conclusion:

It is our professional planning opinion that the Committee's approval of the subject variances is justified because the four tests are met. We offer that authorizing the proposed variances is good planning as they are minor and will promote the employment policy objectives of the City by optimizing the use of land and creating permanent, long-term businesses and jobs.

We trust that our application is supported by staff and the Committee of Adjustment. If you require anything further, please do not hesitate to contact the undersigned at 905-893-0046.

Sincerely,
Mainline Planning Services Inc.



Joseph Plutino, MCIP, RPP



Naeem Lakhani, B.U.R.PI

cc. client



July 15, 2021

A-2021-0171

Takol Steelton Inc.
2300 Yonge Street, Suite 712
PO Box 2310, Toronto, Ontario M4P 1E4

Attention: Mr. Daniel Kolber

**Re: Parking Justification Study
2074,2080,2084 Steeles Avenue East
Proposed Professional Office Uses
City of Brampton**

CGE Consulting has been retained to provide a Parking Study in support of a minor variance application, to permit approximately 1,200 square meters of office uses, including professional office uses (about 6% of the total GFA), for the existing industrial sites located at 2074, 2080 and 2084 Steeles Avenue East, in the City of Brampton.

1.0 INTRODUCTION

The subject site is located within a large commercial area, surrounded by office, light industrial, warehouse and retail developments. The site location is shown in Figure 1.

The subject properties are under one ownership with shared parking among all three buildings. The businesses at all three addresses are currently open, with the exception of the Banquet Hall. The two restaurants on-site are open but primarily serves take out customers.

The units are mainly occupied by industrial and warehouse uses. There are a total of 448 parking spaces available for all three buildings. The proposed site plan is shown in Figure 2.

The basis of the parking study is to understand the existing parking demand / characteristics at the subject site. The existing tenants, type of businesses, unit numbers and area of each unit are listed in Table 1.

The client is exploring options to convert several units currently occupied by warehouse to professional office uses, such as accounting or law offices. The owner also wants to bring the existing non-conforming fitness centre into compliance with the zoning by-law (see Table 1). It is expected that the proposed professional uses and fitness centre will result in a parking requirement of 483 spaces (see Table 2).

The banquet hall is currently closed due to COVID-19, however past event information from the client indicates that the maximum parking demand for the banquet hall is less than 200 cars and typical hours of operation are weekday evenings and weekends.

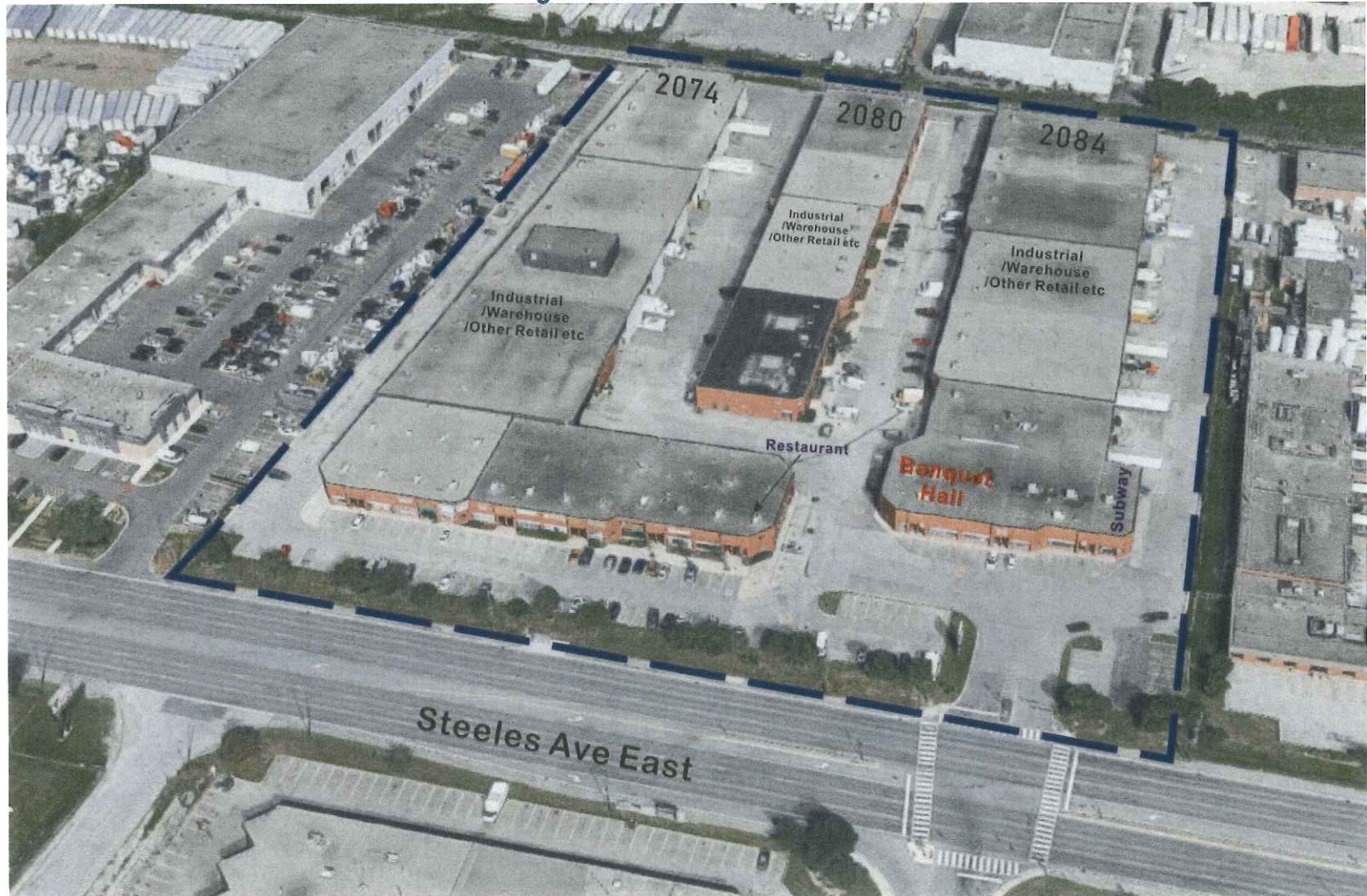
Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

It is expected that these banquet hall events are attended by families and friends and therefore it is safe to assume event attendees will share one vehicle.

According to the parking study conducted on this site by Sernas Transtech in November 2009, and submitted as part of the previous minor variance, the average number of occupants per vehicle is 3.62 people.

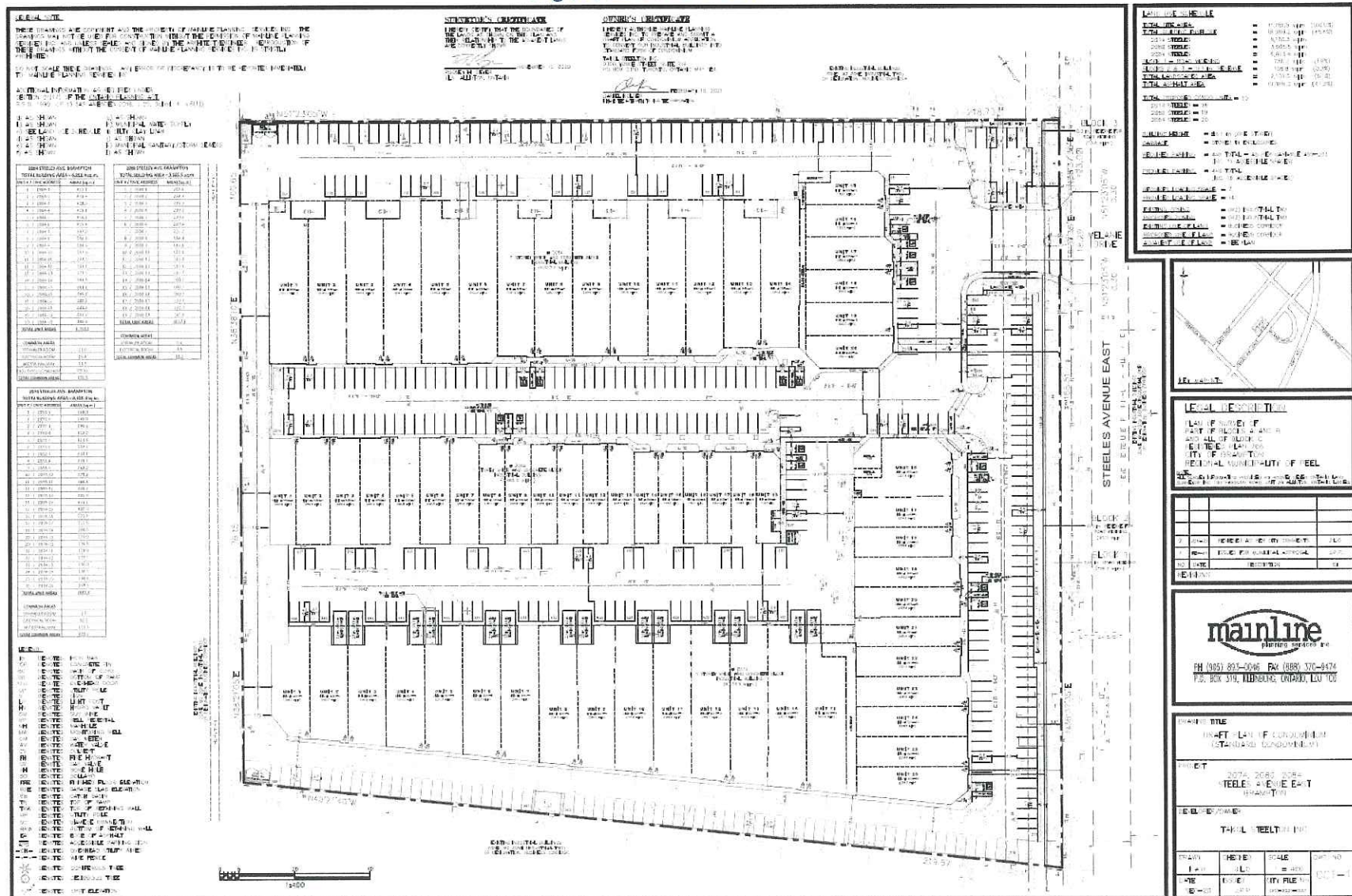
Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 1: SITE LOCATION



Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 2: SITE PLAN



Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Table 1: List of tenants at 2074,2080,2084 Steeles Avenue East

Table 1: Existing Tenants at 2074, 2080, 2084 Steeles Avenue East						
Address	Civic Unit #	Existing Occupant	Current Use	Proposed Use	Variance Required (Yes/No)	GFA (sq.m.)
2074 Steeles	1	AM Rubber and Foam Gaskets	Industrial	Industrial	No	267.7
	2	AM Rubber and Foam Gaskets	Industrial	Industrial	No	289.4
	3	AM Rubber and Foam Gaskets	Industrial	Industrial	No	300.6
	4	AM Rubber and Foam Gaskets	Industrial	Industrial	No	312.9
	5	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	315.4
	6	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	337.5
	7	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	346.0
	8	Mapco (PVT) Ltd.	Industrial	Industrial	No	356.8
	9	Mapco (PVT) Ltd.	Industrial	Industrial	No	366.7
	10	Mapco (PVT) Ltd.	Industrial	Industrial	No	368.4
	11	Mapco (PVT) Ltd.	Industrial	Industrial	No	401.6
	12	Mapco (PVT) Ltd.	Industrial	Industrial	No	392.8
	13	MS Sofa Manufacturing Ltd.	Manufacturing	Manufacturing	No	421.9
	14	MS Sofa Manufacturing Ltd.	Manufacturing	Manufacturing	No	415.0
	15	AAR Plumbing Supplies Ltd.	Industrial	Industrial	No	410.5
	16	GT Restaurant & Bar Inc.	Restaurant	Restaurant	No	328.9
	17	P&B Hardwood Flooring Inc.	Warehouse	Professional Office	Yes	208.3
	18	Enterprise Rent-A-Car Canada	Motor Vehicle Rental	Motor Vehicle Rental	No	214.6
	19	Sterling Paints Inc.	Building Supplies Sales Establishment	Building Supplies Sales Establishment	No	219.5
	20	DJ Depot Inc.	Warehouse	Warehouse	No	219.9
	21	Ontario Audio/Video Device In	Office + Warehouse	Professional Office	Yes	225.6
	22	Ontario Audio/Video Device In	Office + Warehouse	Professional Office	Yes	220.7
	23	Global Retail Advantage Inc.	Warehouse	Professional Office	Yes	237.6
	24	NSC Metal Enterprises Ltd.	Warehouse	Warehouse	No	244.0
	25	Alicia's Laser Med Spa and Salon Ltd.	Technical School	Technical School	No	232.5
	26	2130038 Ontario inc. O/A Kio	Office	Professional Office	Yes	259.3
Total Unit Areas:						7914.1
2080 Steeles	1	Millennium Milwork Inc.	Industrial	Industrial	No	232.6
	2	Millennium Milwork Inc.	Industrial	Industrial	No	227.9
	3	Millennium Milwork Inc.	Industrial	Industrial	No	227.9
	4	Millennium Milwork Inc.	Industrial	Industrial	No	229.1
	5	Millennium Milwork Inc.	Industrial	Industrial	No	229.1
	6	DNE Welding Inc.	Industrial	Industrial	No	233.1
	7	DNE Welding Inc.	Industrial	Industrial	No	226.3
	8	Sandeep Singh, Sangha Fitness	Gym	Fitness Centre	Yes	186.1
	9	Harry Machining & Tooling	Industrial	Industrial	No	183.8
	10	Harry Machining & Tooling	Industrial	Industrial	No	179.8
	11	National Auto Glass Inc.	Industrial	Industrial	No	178.1
	12	OM Manufacturing Inc.	Manufacturing	Manufacturing	No	186.4
	13	OM Manufacturing Inc.	Manufacturing	Manufacturing	No	184.6
	14	Steeles Tireland Inc.	Tires - Changing	Tires - Changing	No	161.3
	15	Steeles Tireland Inc.	Tires - Changing	Tires - Changing	No	159.7
	16	Jasvinder Viri o/a Jasko Mac	Manufacturing	Manufacturing	No	161.0
	17	2008403 Ont. Inc. Riti Glass &	Manufacturing	Manufacturing	No	160.3
	18	2008403 Ont. Inc. Riti Glass &	Manufacturing	Manufacturing	No	160.3
	19	2008403 Ont. Inc. Riti Glass &	Manufacturing	Manufacturing	No	144.7
Total Unit Areas:						3652.1
2084 Steeles	1	Amma Custom Fabrication &	Manufacturing	Manufacturing	No	409.7
	2	Five River Foods Inc.	Food Distributor	Warehouse	No	422.3
	3	Five River Foods Inc.	Food Distributor	Warehouse	No	413.1
	4	BDS Food Service	Food Distributor	Warehouse	No	423.0
	5	BDS Food Service	Food Distributor	Warehouse	No	418.3
	6	BDS Food Service	Food Distributor	Warehouse	No	410.6
	7	AMJ Healthfood Distributors Inc.	Food Distributor	Warehouse	No	403.2
	8	EllisDon Design Build	Contractor	Warehouse	No	396.7
	9	EllisDon Design Build	Contractor	Warehouse	No	404.0
	10	Assets Recovery & Salvage Inc.	Contractor	Manufacturing	No	393.5
	11	Assets Recovery & Salvage Inc.	Contractor	Manufacturing	No	404.0
	12	7 Colour Entertainment Ltd.	Printings	Warehouse	No	385.0
	13	AM Rubber and Foam Gaskets	Manufacturing	Warehouse	No	381.3
	14	Shingaar Banquet Hall -208482	Banquet Hall	Banquet Hall	No	383.4
	15	Subway Franchise Restaurant	Take Out/Fast Food	Take Out/Fast Food	No	163.4
	16	Shingaar Banquet Hall -208482	Banquet Hall	Banquet Hall	No	185.9
	17	Shingaar Banquet Hall -208483	Banquet Hall	Banquet Hall	No	200.5
	18	Shingaar Banquet Hall -208484	Banquet Hall	Banquet Hall	No	203.6
	19	Shingaar Banquet Hall -208485	Banquet Hall	Banquet Hall	No	203.8
	20	Shingaar Banquet Hall -208486	Banquet Hall	Banquet Hall	No	189.6
Total Unit Areas:						6794.9
Total Area of Building:						18361.1

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Table 2: Total Parking Required as Per By-law

Use	GFA	Spaces Required	Rate Applied
Industrial	14396.3	164.8605882	139 + 1/70 (over 10000 sqm)
Technical School	232.5	11.625	1/20 sqm
Banquet Hall	1366.8	170.85	1/8 sqm
Restaurant (take out)	163.4	8.17	1/20 sqm
Restaurant (dining)	328.9	52.624	1/6.25 sqm
Office	1151.5	38.38333333	1/30 sqm
Fitness Centre	186.1	8.459090909	1/22 sqm
Motor Vehicle Repair	321.0	17.83333333	1/18 sqm
Motor Vehicle Rental	214.6	9.330434783	1/23 sqm
Total	18361.1	482.1357806	
		483	parking spaces required

The parking requirement for the proposed site condition is illustrated in Table 2; 483 parking spaces are required. The proposed site plan provides 448 parking spaces. There was previously an approved minor variance application (A13-067) undertaken to permit 415 parking spaces as per the City of Brampton parking by-law requirement.

2.0 PARKING ASSESSMENT

The client would like to explore opportunities to convert about 1200 square meters of existing uses into professional offices, such as accounting or law offices. The parking requirement including the proposed uses are shown in Table 2.

It is expected that the proposed professional uses will have similar parking demand as the current warehouse/industrial uses.

PARKING ON-SITE OBSERVATION

Based on site visits completed at the subject property, the operating hours of all of the units at the three buildings vary between 7:30am to 6:30pm due to the nature of the businesses, 90% of the units operate from 9am to 5pm (Monday to Friday), and several units operate from 9am to 4pm on Saturday. A small percentage of units operate on Sunday.

To review the true parking demand at the subject site, parking observations were undertaken on Saturday, November 14, 2020 and Thursday, November 19, 2020 during work hours. The summary of the parking demand is as follows:

- ***Peak parking demand on Saturday occurred at 11:50am, at 130 spaces***
- ***Parking demand on Saturday at 4pm is 102 spaces***
- ***Parking demand on Saturday at 6pm is 80 spaces***
- ***Peak parking demand on Thursday occurred at 3pm, at 162 spaces***
- ***Parking demand on Thursday at 5:30pm is 92 spaces***
- ***The dine in restaurant can seat approximately 40 people***
- ***The take-out restaurant (subway) can seat 22 people***

The peak parking demand for Saturday and Thursday are shown in Figures 3 and 4.

Based on the proposed site plan provided, there are a total of 448 parking spaces, therefore the subject site has a surplus of $448 - 162 = 286$ parking spaces. If we apply the two restaurants parking demand at 62 spaces the site would still have 224 spaces vacant.

2.1 Banquet Hall Parking

Due to the current ongoing pandemic situation, and during site observations, the banquet hall was unable to host any events and no parking surveys could be undertaken. We have referred to a parking study prepared in 2009 by Sernas Transtech that included parking survey results of two events as follows:

1. November 13, 2009, Birthday Party with a 6pm start time and approximately 300-person guest list
2. November 20, 2009, Reunion Party with a 6pm start time and approximately 300-person guest list

It is our opinion that these survey data accurately reflect the parking demand for the banquet hall and can be referenced for the subject parking study's current proposal.

The surveys were conducted from 5pm to 9:30pm and the results indicate an average peak parking demand of 175 vehicles for the two events. The vehicle occupancy is 3.62 person per auto plus one space per staff.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

The banquet hall has a capacity of 650 guests + 16 staff, and 196 spaces would be required if the banquet hall is occupied at full capacity.

The Sernas Transtech report also indicated that other units had a parking demand of 85 spaces during the survey times, which is in line with the 80 to 92 spaces that was observed during the 2020 on-site parking survey during off-work hours.

Based on the above information, it is anticipated that the 448 parking spaces on-site can sufficiently accommodate the office, industrial mall, warehouse, and restaurant uses during the day time and banquet hall activities during the evening time and on weekends.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

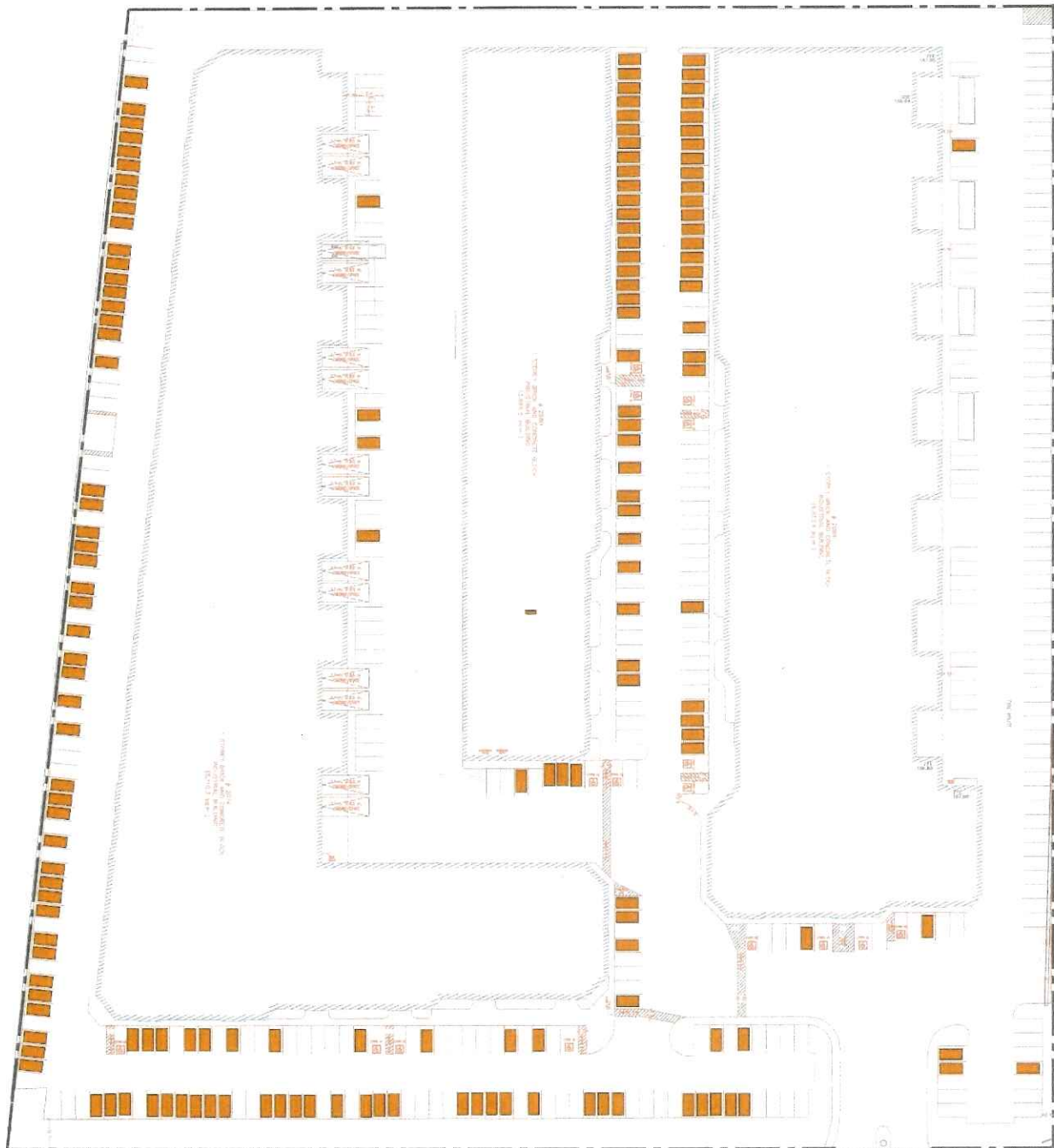
Figure 3 – Peak Parking Demand – Saturday, November 14, 2020



Saturday, November 14, 2020
11:50am
130 spaces occupied

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

Figure 4 – Peak Parking Demand – Thursday, November 19, 2020



Thursday, November 19, 2020
3:00 pm
162 spaces occupied

2.2 Parking Sharing Strategies

We anticipate that due to the different types of uses on-site, there is opportunity for parking sharing among the different uses.

The banquet hall is currently closed due to COVID-19, however past event information from the client indicate that the banquet hall requires about 196 spaces if it is fully occupied at 650 persons, and are usually only open on the weekends and on weekdays after work hours. It is expected that these banquet hall events are attended by families and friends and have an occupancy rate of 3.62 persons per vehicle.

2.3 Carpool & Shared Parking

As part of the City's on-going transportation demand management, it is recommended that the business owners of the units support and promote carpool services among the employees to reduce automobile reliance.

2.4 On-Site Parking Management

With the appropriate on-site parking management, the efficiency of parking activities can be increased to accommodate more vehicles on-site and reduce conflicts/accidents during vehicle maneuverings.

On-site observations indicate that there were vehicles from the adjacent 2070 Steeles Avenue property were parking on the subject site and walk over. It is expected that more parking spaces will be freed if the adjacent property parking activities are eliminated.

It is recommended that signs are to be installed for the row of parking close to the neighbouring property deterring adjacent users to occupy the parking spaces, a chain-link fence can also be installed at the 2074 Steeles Avenue property edge, to deter neighbouring property cars to be parked on the subject lands.

3.0 CONCLUSION & RECOMMENDATION

The key findings are summarized below:

- The subject properties at 2074, 2080 and 2084 has a total of 448 proposed parking spaces.
- The subject site has a banquet hall, a dine-in restaurant, a take-out fast food restaurant, a small gym, a retail store, and various industrial / warehouse units.
- The peak parking demand at the site on a weekday during work hours is at 162 spaces.
- The parking demand during the after hours are between 80 and 92 vehicles, for the office, industrial use, warehouse etc.
- The dine in restaurant can seat approximately 40 people and the take-out restaurant (Subway) can seat 22 people. If the banquet hall is fully occupied at 650 people, it will require approximately 196 spaces.

Parking Study – 2074, 2080, 2084 Steeles Ave E, Brampton

- It was observed that vehicles in the adjacent 2070 Steeles Avenue parked at the subject property and if these vehicles are excluded there would be more vacant spaces available.
- It is concluded that the subject site has capacity and resources to accommodate all of the parking demand on-site during peak time.
- It is concluded that the subject site's available parking supply can accommodate 1200 square metres (6% of total GFA) of office uses (including professional office use) as well as a 190 square metre fitness centre.

Should you have any questions regarding this study, please do not hesitate to contact the undersigned.

Yours truly,

CGE TRANSPORTATION CONSULTING



Casey Ge, P.Eng.
President



The Personal Information collected on this form is collected pursuant to section 46 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)** Takol Steelton Inc. c/o Daniel Kolber
Address 2300 Yonge Street, Suite 902
Box 2310, Toronto, Ontario, M4P 1E4

Phone # See Agent **Fax #** _____
Email See Agent

2. **Name of Agent** Mainline Planning Services Inc.
Address P.O. Box 319, Kleinburg, Ontario, L0J 1C0

Phone # (905) 893 - 0046 **Fax #** _____
Email jplutino@mainlineplanning.com
nlakhani@mainlineplanning.com

3. **Nature and extent of relief applied for (variances requested):**
1. A minor variance is requested to permit Offices of Accredited or Licensed Professionals
2. A minor variance is requested to permit an existing Fitness Centre
3. A minor variance is requested to permit an existing Personal Service Shop
4. A minor variance is requested to permit 448 parking spaces
5. A minor variance is requested to permit a landscape buffer of 2.4 metres
6. A minor variance is requested to permit an existing Motor Vehicle Rental Establishment

4. **Why is it not possible to comply with the provisions of the by-law?** Please refer to the Planning Justification Report for additional information.
1. The by-law excludes Offices of Accredited or Licensed Professionals in Section 30.7(e)
2. The by-law does not list a Fitness Centre as permitted within the M2 Zone under Section 32.1.1.
3. The by-law does not list a Personal Service Shop as permitted within the M2 Zone under Section 32.1.1.
4. This is an existing and fully developed site which can accomodate no more than 448 parking spaces whereas the By-law requires 483 parking spaces.
5. The landscape reduction from the required 3.0m is required to accomodate a land conveyance requested by the Region of Peel.
6. The by-law does not list a Motor Vehicle Rental Establishment as permitted within the M2 Zone under Section 32.1.1.

5. **Legal Description of the subject land:** Part of Blocks A & B, All of Block C, Registered Plan 766; Parts 1, 2 & 3,
Lot Number Plan 43R-39845; City of Brampton, Regional Municipality of Peel
Plan Number/Concession Number _____
Municipal Address 2074, 2080, 2084 Steeles Avenue East

6. **Dimension of subject land (in metric units)**
Frontage 199.8 m
Depth 219.0 m
Area 41,181.5 sq.m.

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.)

Three single-storey industrial buildings with a total Gross Floor Area of 18,689.2 square metres.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

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 24.54 m (20.63 m after land conveyance)

Rear yard setback 7.62 m

Side yard setback 13.25 m

Side yard setback 13.47 m

PROPOSED

Front yard setback

Rear yard setback

Side yard setback

Side yard setback

10. Date of Acquisition of subject land: June 30, 2020
11. Existing uses of subject property: Industrial Uses
12. Proposed uses of subject property: Industrial Uses and Ancillary Uses (Professional Offices, Fitness Centre Personal Service Shop)
13. Existing uses of abutting properties: Automotive related uses, Industrial Uses
14. Date of construction of all buildings & structures on subject land: Circa 1986
15. Length of time the existing uses of the subject property have been continued: Approximately 35 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 # DPC-2021-0001 Status In Review

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 # <u>A09-203</u>	Decision <u>Approved</u>	Relief <u>To permit 446 on-site parking spaces</u>
File # <u>A13-067</u>	Decision <u>Approved</u>	Relief <u>To permit 415 on-site parking spaces</u>
File # _____	Decision _____	Relief _____

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

DATED AT THE City OF Brampton

THIS 27th DAY OF July, 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, Naeem Lakhani, 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 27th DAY OF

July , 2021

[Signature]
A Commissioner etc.

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

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

Date

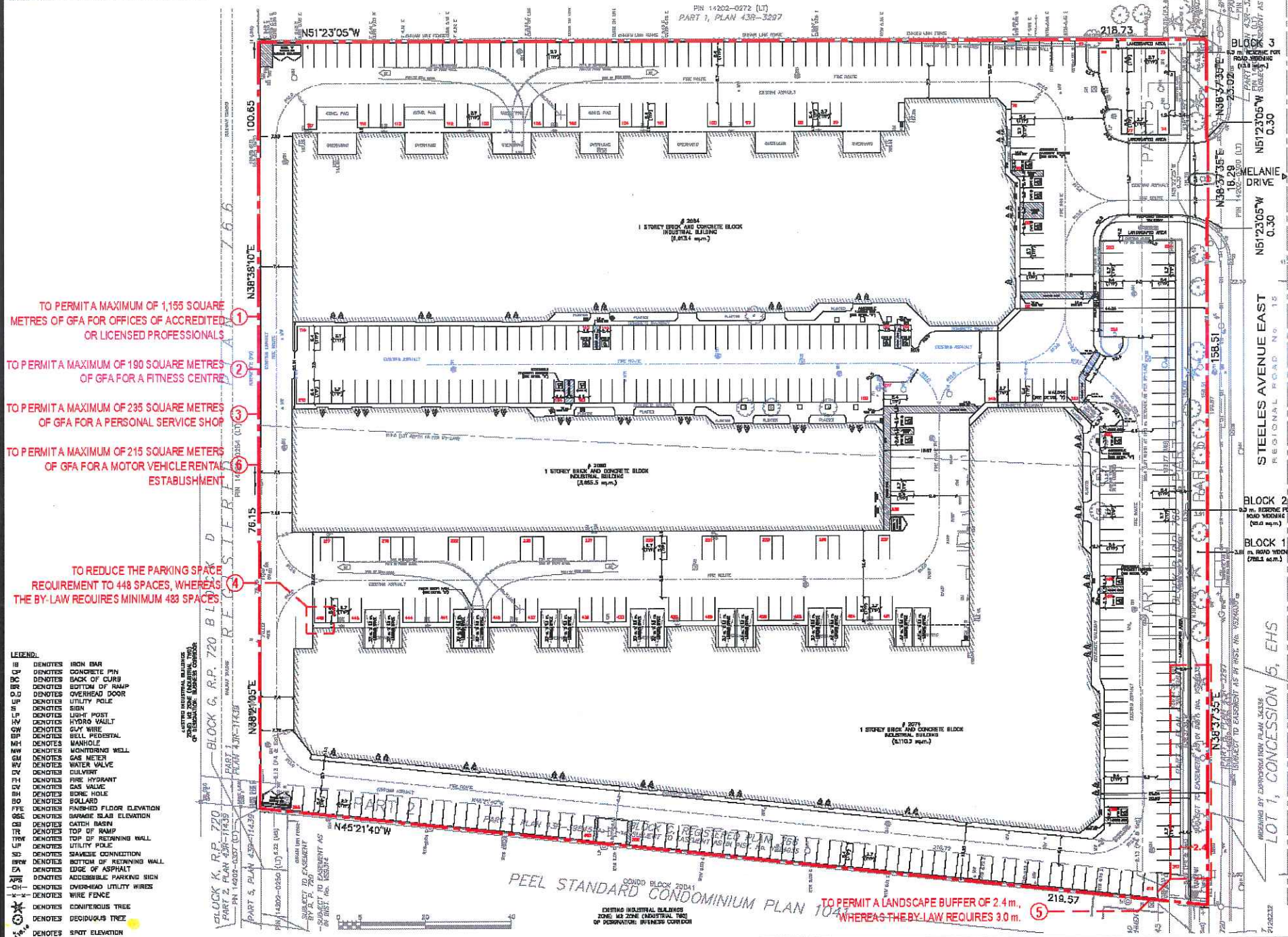
DATE RECEIVED

July 27, 2021

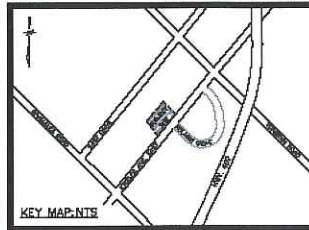
GENERAL NOTE

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.



LAND USE SCHEDULE	
TOTAL SITE AREA	= 41,181.5 sq.m. (100.00)
TOTAL BUILDING ENVELOPE	= 18,889.2 sq.m. (45.40)
2074 STEELES	= 8,110.3 sq.m.
2080 STEELES	= 3,865.9 sq.m.
2084 STEELES	= 6,913.4 sq.m.
BLOCK 1 - ROAD WIDENING	= 788.2 sq.m. (1.98)
BLOCKS 2 & 3 - 0.3 m. RESERVE	= 108.8 sq.m. (0.30)
TOTAL LANDSCAPE AREA	= 2,101.0 sq.m. (5.15)
TOTAL ASPHALT AREA	= 16,498.3 sq.m. (47.35)
TOTAL PROPOSED CONDO UNITS = 85	
2074 STEELES	= 34
2080 STEELES	= 16
2084 STEELES	= 35
BUILDING HEIGHT	= 4.61 m (ONE STOREY)
GARAGE	= STORED IN ENCLOSURES
REQUIRED PARKING	= 483 TOTAL (INC. 11 ACCESSIBLE SPACES)
PROVIDED PARKING	= 448 TOTAL (INC. 10 ACCESSIBLE SPACES)
REQUIRED LOADING SPACE	= 7
PROVIDED LOADING SPACE	= 14
EXISTING ZONING	= (M2) INDUSTRIAL TWO
PROPOSED ZONING	= (M2) INDUSTRIAL TWO
EXISTING USE OF LAND	= BUSINESS CORRIDOR
PROPOSED USE OF LAND	= BUSINESS CORRIDOR
ADJACENT USE OF LAND	= SEE PLAN
NOTE: NO PARKING SPACE SHALL BE ASSIGNED TO INDIVIDUAL UNITS	



LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF BLOCKS A AND B
AND ALL OF BLOCK C
REGISTERED PLAN 768
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NOTE:
ALL SURVEY INFORMATION PROVIDED BY BROWN BENTON OHTARIO LAND
SURVEYOR INC. AND PARCELS BOOKS UNIT 28 ALBERTA, ONTARIO, CANADA

NO.	DATE	DESCRIPTION	BY
1	JUL-21	ISSUED FOR MUNICIPAL APPROVAL	N.L.
REVISIONS			

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE			
MINOR VARIANCE			
PROJECT			
2074, 2080, 2084 STEELES AVENUE EAST BRAMPTON			
DEVELOPER/OWNER			
TAKOL STEELTON INC.			
DRAWN			
K.A.R.			
CHECKED			
N.L.			
SCALE			
1 = 400			
DWG. NO.			
MV-1			
DATE			
JUL-21			
ISSUED			
J.P.P.			
CITY FILE NO.			

Address	Civic Unit #	Use	GFA (sq.m.)
2074 Steeles	1	Industrial	287.7
	2	Industrial	289.4
	3	Industrial	300.6
	4	Industrial	312.9
	5	Industrial	315.4
	6	Industrial	337.5
	7	Industrial	348.0
	8	Industrial	356.8
	9	Industrial	366.7
	10	Industrial	366.4
	11	Industrial	401.6
	12	Industrial	392.8
	13	Manufacturing	421.9
	14	Manufacturing	415.0
	15	Industrial	410.5
	16	Restaurant	328.9
	17	Office	208.3
	18	Motor Vehicle Rental	214.6
	19	Building Supplies Sales Establishment	219.5
	20	Warehouse	219.9
	21	Office	225.6
	22	Office	220.7
	23	Office	237.6
	24	Warehouse	244.0
	25	Technical School	232.5
	26	Office	259.3
Total Unit Areas:			7914.1
2080 Steeles	1	Industrial	232.6
	2	Industrial	227.9
	3	Industrial	227.9
	4	Industrial	229.1
	5	Industrial	229.1
	6	Industrial	233.1
	7	Industrial	226.3
	8	Fitness Centre	186.1
	9	Industrial	183.8
	10	Industrial	179.8
	11	Industrial	175.1
	12	Manufacturing	186.4
	13	Manufacturing	184.6
	14	Tires - Changing	161.3
	15	Tires - Changing	159.7
	16	Manufacturing	161.0
	17	Manufacturing	160.3
	18	Manufacturing	160.3
	19	Manufacturing	144.7
	Total Unit Areas:		
2084 Steeles	1	Manufacturing	409.7
	2	Warehouse	422.3
	3	Warehouse	413.1
	4	Warehouse	423.0
	5	Warehouse	418.3
	6	Warehouse	410.6
	7	Warehouse	403.2
	8	Warehouse	396.7
	9	Warehouse	404.0
	10	Manufacturing	393.5
	11	Manufacturing	404.0
	12	Warehouse	385.0
	13	Warehouse	381.3
	14	Banquet Hall	383.4
	15	Take Out/Fast Food	163.4
	16	Banquet Hall	185.9
	17	Banquet Hall	200.5
	18	Banquet Hall	203.6
	19	Banquet Hall	203.8
	20	Banquet Hall	189.6
	Total Unit Areas:		
Total Area of Building			18361.1

GFA of Variances	
1151.5	Total Proposed Office GFA
214.6	Motor Vehicle Rental
186.1	Fitness Centre

Required Variances	
1151.5	Professional Offices (Sq.m)
214.6	Motor Vehicle Rental
186.1	Fitness Centre
2.4	Landscape Buffer (m)
35	Parking Deficiency (spaces)

Parking Calculation			
Use	GFA	Spaces Required	Rate Applied
Industrial	14396.3	164,860,5892	139 + 1/70 (over 10000 sqm)
Technical School	232.5	11,625	1/20 sqm
Banquet Hall	1366.8	17,085	1/8 sqm
Restaurant (take out)	168.4	8,17	1/20 sqm
Restaurant (dining)	328.9	52,624	1/6,25 sqm
Office	1151.5	38,383,33333	1/30 sqm
Fitness Centre	186.1	8,459,090,909	1/22 sqm
Motor Vehicle Repair	321.0	17,833,33333	1/18 sqm
Motor Vehicle Rental	214.6	9,330,434,783	1/23 sqm
Total	18361.1	482,13,57806	
		483	parking spaces required

2074, 2080, 2084 STEELES AVENUE E

PREVIOUS DECISION(S)



Notice of Decision

Committee of Adjustment

FILE NUMBER A09-203HEARING DATE DECEMBER 15, 2009APPLICATION MADE BY STEELTON BUSINESS CENTRE 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 PROVIDE 446 PARKING SPACES TO ALLOW FOR AN EXPANSION OF AN EXISTING BANQUET HALL;

(2074-2084 STEELES AVENUE EAST – BLOCK C, PART OF BLOCKS A & B, PLAN 766 AND PARTS 3 TO 5, PLAN 43R-3297)

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 AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE "A" ATTACHED

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: J. Massey-SinghSECONDED BY: F. TurnerSIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]
MEMBER

[Signature]
MEMBER

[Signature]
MEMBER
MEMBER

[Signature]
MEMBER

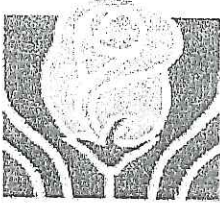
DATED THIS 15th DAY OF DECEMBER, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE JANUARY 4, 2010.

I, JEANIE MYERS, ACTING 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.

[Signature]
ACTING SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

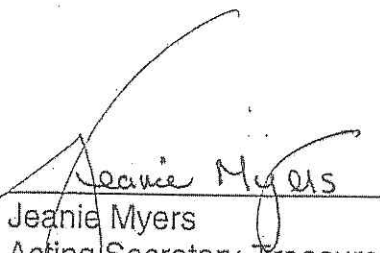
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: A09-203

DATED DECEMBER 15, 2009

Conditions:

1. That the expansion of the banquet hall shall not exceed a gross commercial floor area of 421 sq m for a total gross commercial floor area of 2,211 sq m.
2. That a building permit is obtained prior to any use of the proposed expansion area for banquet hall purposes.


Jeanie Myers
Acting Secretary-Treasurer
Committee of Adjustment



FILE NUMBER A13-067

HEARING DATE MARCH 5, 2013

APPLICATION MADE BY STEELTON BUSINESS CENTRE 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 THE FOLLOWING VARIANCE:

1. To provide 415 on-site parking spaces.

(2074 STEELES AVENUE EAST – PART OF LOT 1, CONCESSION 5 EHS)

**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. That the variance is approved only for the purpose of permitting a commercial school currently located in Unit 25 to expand into Unit 26 of 2074 Steeles Avenue East.

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: R. NURSE

SECONDED BY: P.S. CHAHAL

SIGNATURE OF CHAIR OF MEETING: _____

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

MEMBER

MEMBER

MEMBER

MEMBER

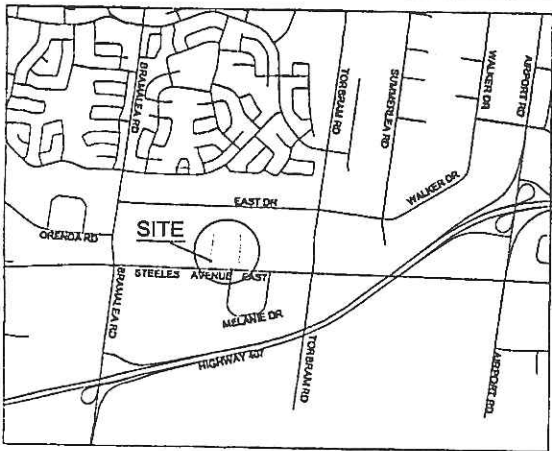
MEMBER

DATED THIS 5TH DAY OF MARCH, 2013

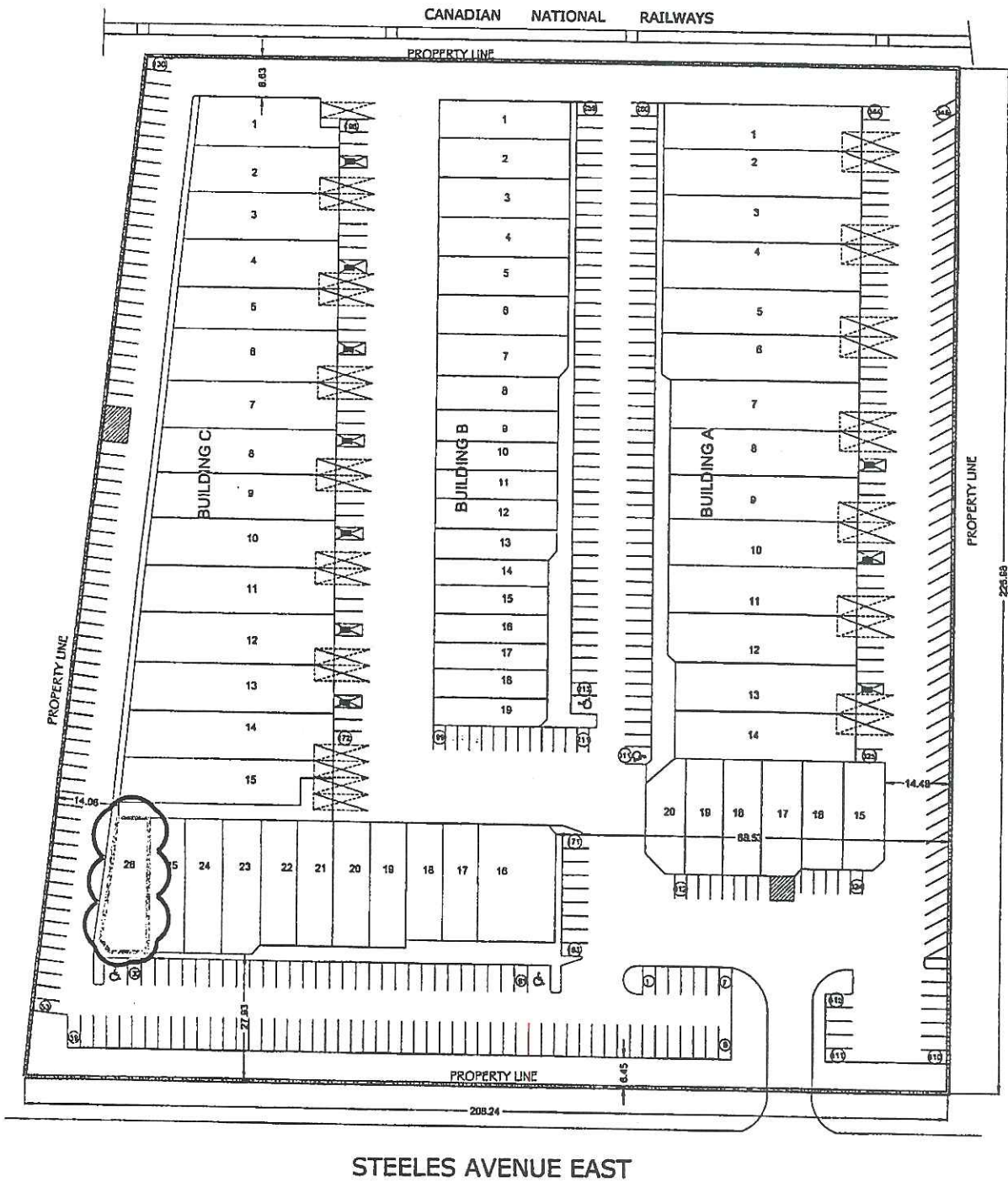
NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE MARCH 25, 2013.

I, JEANIE MYERS, 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.

**SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT**



Key Map-NTS



Total Site Area	4.11 ha.	10.16 ac.
Landscaped Area	3,180 sq. metres	34,229 sq. ft.
Unit 26 Area	259 sq. metres	2,788 sq. ft.
Unit 25 Area	242 sq. metres	2,605 sq.ft.
Building 'C'	9,195 sq. metres	98,974 sq.ft.
Total Parking Provided	415 spaces	

* Note: Areas are an estimate only.

LEGEND

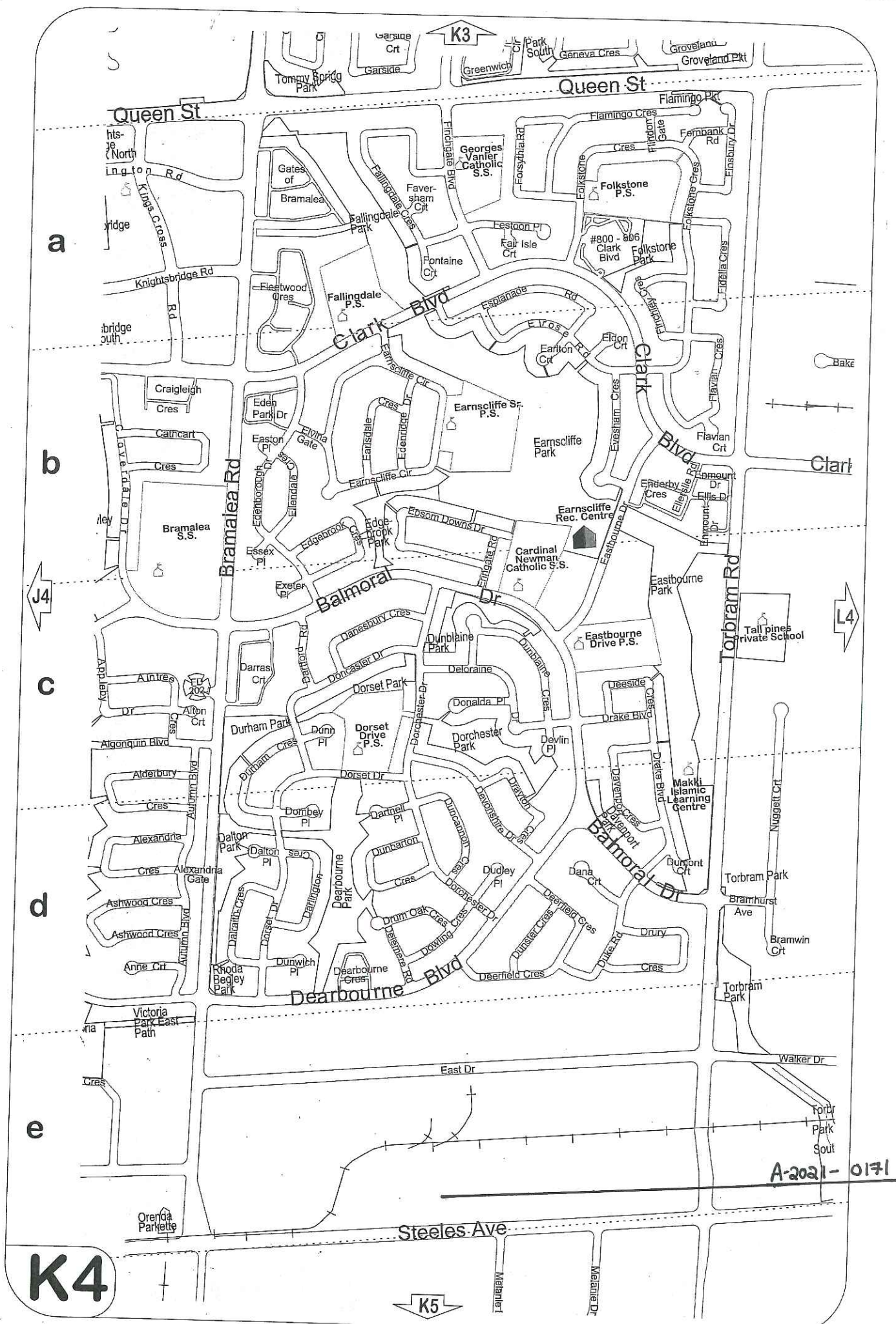
- Property Boundary
- Minor Variance
- Dumpster in Parking Spots
(Not included in Parking Count)

Application to the Committee of Adjustment - Minor Variance
2074 Steeles Avenue East, Unit 26
Part Lot 1, Concession 5 , E.H.S.
City of Brampton

P.N.: 13.1923.00	February 21, 2013
File No. 1923_CoA_Jan_15_13	Scale: N.T.S



21 Queen Street East,
Suite 500
Brampton, Ontario,
Canada L6W 3P1
Phone (905) 796-5790
Fax (905) 796-5792



K4

A-2021-0171