



APPLICATION # A-2021-0187
WARD 6

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

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

Electronic Hearing Procedures
How to get involved in the Virtual Hearing

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

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, September 9, 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, September 10, 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, September 10, 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.



LEA Consulting Ltd.
425 University Ave, Suite 400
Toronto, ON, M5G 1T6 Canada
T | 905 470 0015 F | 905 470 0030
WWW.LEA.CA

April 9th, 2020

A-2021-0187

Reference Number: [20384.200]

Sath Nathan
Ehvert Mission Critical
200 Adelaide Street West, Suite 500
Toronto, ON M5H 1W7

Dear Mr. Nathan,

RE: Parking Survey – 7525 & 7535 Financial Drive, City of Brampton

1 INTRODUCTION

LEA Consulting Ltd. (LEA) has been retained by Ehvert Mission Critical (Ehvert) to conduct a Parking Utilization Survey for the proposed parking lot reconfiguration at 7525 & 7535 Financial Drive (the “subject site”) in the City of Brampton, ON. In the following sections, the City of Brampton zoning by-law requirement for parking spaces is reviewed and compared to the proposed parking supply. An analysis of the existing parking utilization on the subject site is conducted to determine the appropriate parking.

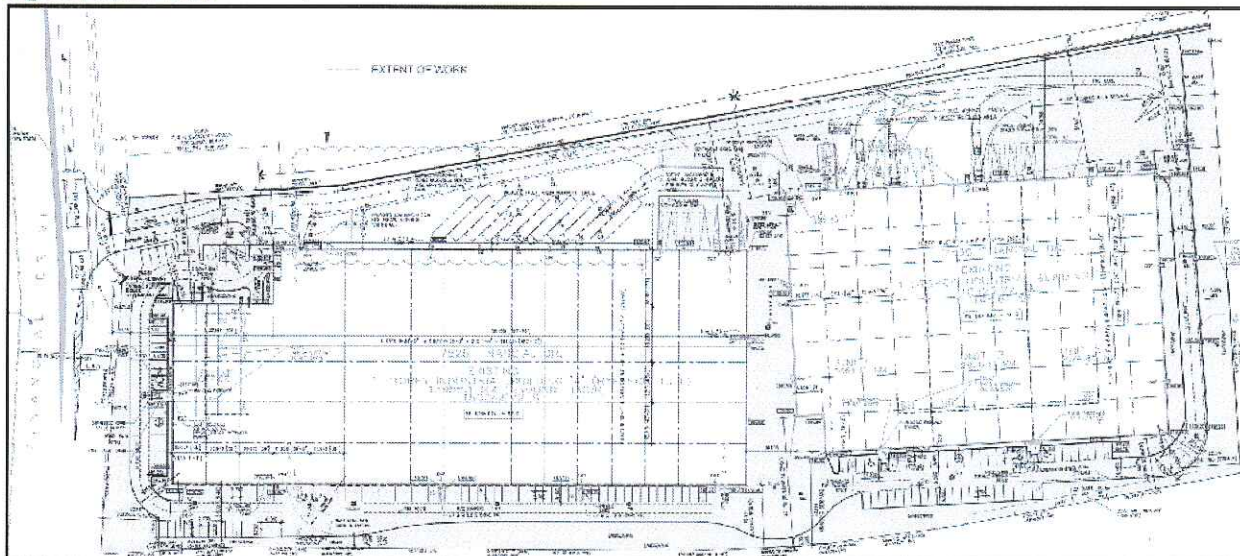
The subject site is located on the north side of ON Highway 407 on Financial Drive, as shown in **Figure 1**. The subject site is currently occupied by an industrial building on the 7525 Financial Drive lot and an industrial warehouse on the 7535 Financial Drive lot, which are to be maintained. **Figure 2** shows the proposed site plan reconfiguration to accommodate truck and trailer parking, which involves no changes to the building footprints, shown in the site plan.

Figure 1: Site Location





Figure 2: Site Plan



Source: Sirlin Giller & Malek Architects, March 26, 2020

2 BY-LAW PARKING REQUIREMENT

The subject site is governed by the City of Brampton By-law 270-2004. **Table 1** below, summarizes the parking By-law requirements for the land uses on the subject site.

Table 1: By-law Requirement

Subject Properties	Land Use	GFA	Min. Rate	Required Spaces	Proposed Spaces
Building A	Manufacturing	14795.5 m ²	139 + 1/170m ² excessive of the first 10,000m ²	167	147
Building B	Warehouse	10325.77 m ²	78 + 1/145m ² excessive of the first 7,000m ²	101	
Total				268	

The City of Brampton By-law 270-2004 requires the subject site have 268 parking spaces. 147 parking spaces have been proposed for the parking lot reconfiguration. The proposed parking supply is 121 parking spaces deficient from the minimum By-law requirement.

3 PARKING UTILIZATION SURVEY

To understand the parking demand of the subject site, LEA conducted a parking utilization survey over four days, on Thursday February 27, Tuesday March 3, Wednesday March 4 and Tuesday March 10, 2020. The



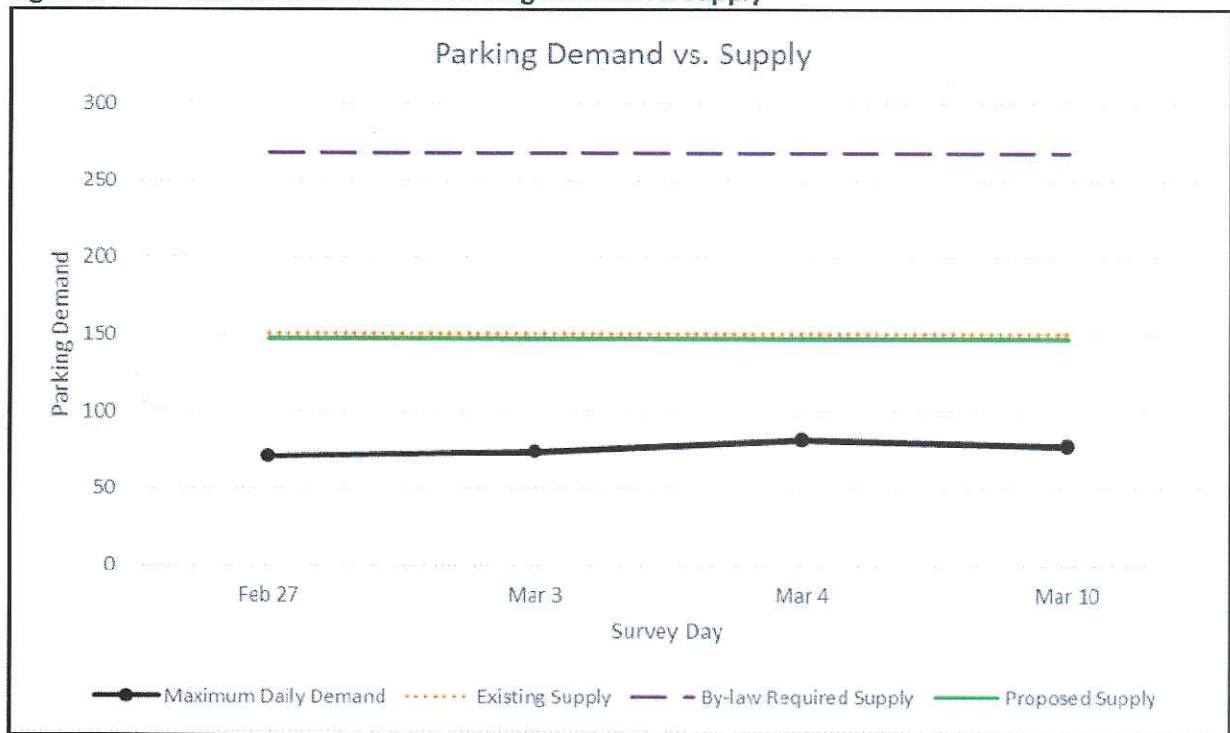
surveys were conducted between 7:00 am and 6:00 pm on all four days. Original survey data is provided in **Attachment A**.

In order to understand the relationship between the parking supply and demand, the existing parking supply, By-law required parking supply and proposed parking supply are summarized below in **Table 2**. The three supply rates are then plotted against the parking demand experienced at the subject site for comparison in **Figure 3**.

Table 2: Parking Supply

	Existing	By-law Requirement	Max. Demand	Proposed
Parking Supply	150	272	82	147
GFA	24,283.87 m ²			
Blended Rate Spaces / 100 m ²	0.62	1.12	0.34	0.61

Figure 3: 7525 & 7535 Financial Drive Parking Demand vs. Supply



The maximum parking demand on the existing properties located on the subject site is 82 spaces observed on the third survey day on March 4th, 2020 at 2:30 pm. The average of the maximum parking demand over the four survey days was 76.25 spaces. The parking utilization observed on each survey day was found relatively constant throughout the surveyed four days; therefore, the observed maximum utilization provides a good representation of the expected peak parking demand level at the subject site.



The parking supply required by City of Brampton By-law 270-2004 is approximately 3.3 times the observed maximum parking demand on the subject site, while the existing parking supply at the subject site is approximately two times the observed parking demand. The proposed parking supply is approximately 1.8 times the observed maximum parking demand at the subject site. Based on the survey observations, the proposed parking supply of 147 spaces is sufficient to meet the expected parking demand on the subject site.

We trust that the information provided in this letter is sufficient for your use at this time. Should you have any questions with regards to this letter, please do not hesitate to contact the undersigned at 416-572-1791 or at csidlar@lea.ca.

Yours truly,

LEA CONSULTING LTD.

Christopher Sidlar, M.Sc.PT., MGIP, RPP
Manager, Transportation Planning

Miranda (Shuang) Liu, B.A.Sc., EIT
Transportation Analyst

Flower City



brampton.ca

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

FILE NUMBER: **A-2021-0187**

The Personal Information collected on this form is collected pursuant to section 48 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)** Crestpoint Real Estate (Financial Drive) Inc.
Address 1400 - 130 King St. W. P.O. Box 240
Toronto, ON. M5X 1C8
Phone # 416-360-2326 **Fax #** 416-363-2089
Email aflynn@cclgroup.com

2. **Name of Agent** Elvert Engineering Inc.
Address 200 Adelaide Street West, Suite 400,
Toronto, ON. M5H 1W7
Phone # 647-966-2517 **Fax #** 416-868-6001
Email snathan@elvert.com

3. **Nature and extent of relief applied for (variances requested):**
The subject site is governed by the City of Brampton By-Law 270-2004 which requires the subject site to have a total 288 parking spaces where as the existing parking space count amounts to 147 spaces. A minor variance is being requested to allow for the parking count on the subject property to remain at 147 spaces.
LEA Consulting Ltd. was engaged to conduct a parking utilization study for the subject site over a course of four(4) days. Based on their report (attached for reference), the maximum parking demand was found to be 82 spaces where as the average parking demand over the four(4) days was found to be 76.25 spaces. The parking utilization observed on each survey day was found to be relatively constant throughout the surveyed four days; therefore, the observed maximum utilization provides a good representation of the expected peak parking demand level at the subject site.

4. **Why is it not possible to comply with the provisions of the by-law?**
We believe the maximum allowable parking spaces have been provided at the front and sides of the subject property without adversely impacting the drive aisle for emergency vehicles as well as the fire route on the property. The small parcel of land between the two buildings as well as the rear of the buildings have been kept clear of parking spaces to facilitate maneuvering and parking of over-sized motor vehicles in accordance with the approved minor variance file #A-2020-0079 for this subject property.

5. **Legal Description of the subject land:**
Lot Number LOT #s: 13/10
Plan Number/Concession Number Plan Numbers: 43M-1597/ 43R-28807/ Concession 4 - West of Hurontario St.
Municipal Address 7525 Financial Drive, Brampton, ON. L6Y 5L1 / 7535 Financial Drive, Brampton, ON. L6Y 5S1

6. **Dimension of subject land (In metric units)**
Frontage 77.53 m.
Depth 838.41 m.
Area 49,432.7 sq. m.

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

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

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

Building A - 7525 Financial Drive; Ground Floor Area: 13,958 sq.m.; Gross Floor Area: 13,958 sq.m.;
Number of Stories: 1
Width: 77.31 m.; Length: 188.32m; Height: 10.41 m.
Building B - 7535 Financial Drive; Ground Floor Area: 10,325.77 sq.m.; Gross Floor Area: 10,325.77 sq.m.
Number of Stories: 1
Width: 85.5 m.; Length: 121.5 m.; Height: 8.84 m.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Not applicable. No new buildings or structures are being proposed.

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 22.1 m.
Rear yard setback 22.5 m.
Side yard setback Interior: 16.60 m.
Side yard setback Exterior: 19.42 m.

PROPOSED

Front yard setback Not applicable.
Rear yard setback Not applicable.
Side yard setback Not applicable.
Side yard setback Not applicable.

10. Date of Acquisition of subject land: June 26, 2017
11. Existing uses of subject property: Manufacturing; Warehouse
12. Proposed uses of subject property: Manufacturing; Warehouse
13. Existing uses of abutting properties: Accessory (Educational Use) / Residential
14. Date of construction of all buildings & structures on subject land: August 2004
15. Length of time the existing uses of the subject property have been continued: 15-18 years
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) Existing
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) Existing
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) Existing
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

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

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A-2020-0070	Decision Approved	Relief To permit outdoor storage of oversized motor vehicles.
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Seth Nathan
Signature of Applicant(s) or Authorized Agent

DATED AT THE CLERK'S OFFICE OF CITY OF BRAMPTON
THIS 13th DAY OF AUGUST, 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, Seth Nathan, OF THE CITY OF OSHAWA
IN THE REGION OF DURHAM 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 13th DAY OF

AUGUST, 2021

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

Seth Nathan
Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

M4-2757

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

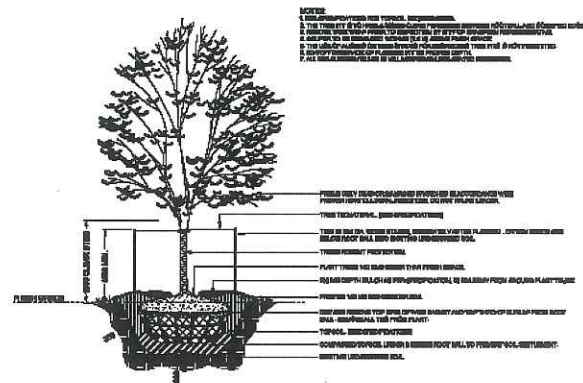
L Barbuto
Zoning Officer

August 13, 2021
Date

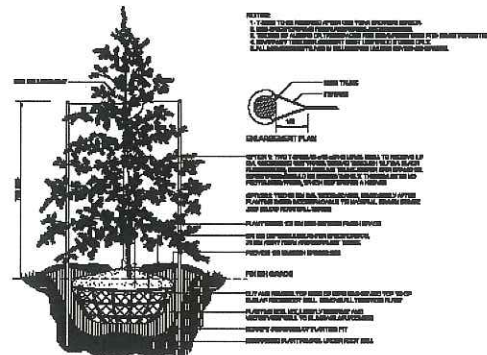
DATE RECEIVED

Date Application Deemed
Complete by the Municipality

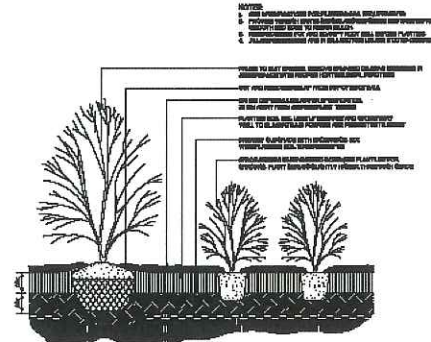
Revised 2020/01/07



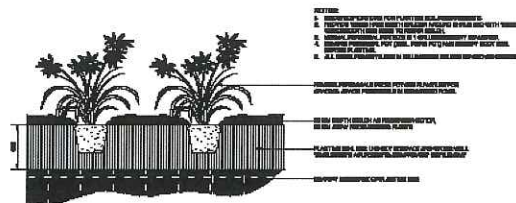
1 DECIDUOUS TREE PLANTING
SCALE: 1/8" = 1'-0"



2 CONIFEROUS TREE PLANTING
SCALE: 1/8" = 1'-0"



3 MULTI-STEM SHRUB AND MASS SHRUB PLANTING
SCALE: 1/8" = 1'-0"



4 PERENNIAL PLANTING
SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
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20	REVISION	

KEY TO DETAIL LOCATION
○ DETAIL NOTATION
○ DRAWING NUMBER

CONTRACTOR MUST CHECK FOR ANY OTHER PLANTING DETAILS IN THE PROJECT AND MAKE ANY NECESSARY CHANGES TO THE PLANTING DETAIL BEFORE PROCEEDING WITH THE WORK.



CITY OF BRAMPTON
73225 & 73235 FINANCIAL DR.
BRAMPTON, ONTARIO

PLANTING DETAILS

SCALE: AS SHOWN
DATE: APRIL 15, 2015
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

A-2

7525 / 7535 FINANCIAL DRIVE

PREVIOUS DECISIONS



FILE NUMBER A-2020-0079

HEARING DATE SEPTEMBER 29, 2020

APPLICATION MADE BY CRESTPOINT REAL ESTATE (FINANCIAL DRIVE) 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(S):

1. To permit outside storage of oversized motor vehicles (trucks and trailers).

(7525 AND 7535 FINANCIAL DRIVE – BLOCK 2, PLAN 43M-1597)

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.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Power

SECONDED BY: A. C. Marques

CHAIR OF MEETING: DESIREE DOERFLER

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON SEPTEMBER 29, 2020

RON CHATHA, MEMBER (*Absent*)

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 29TH DAY OF SEPTEMBER, 2020

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE OCTOBER 19, 2020

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

Flower City



brampton.ca

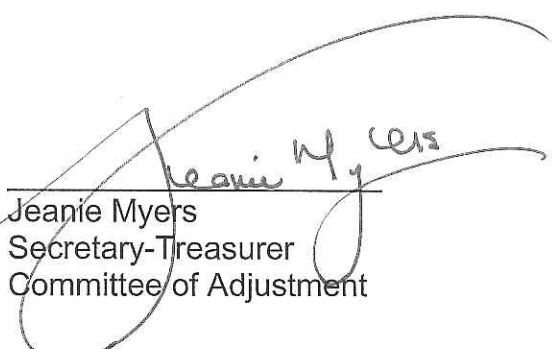
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

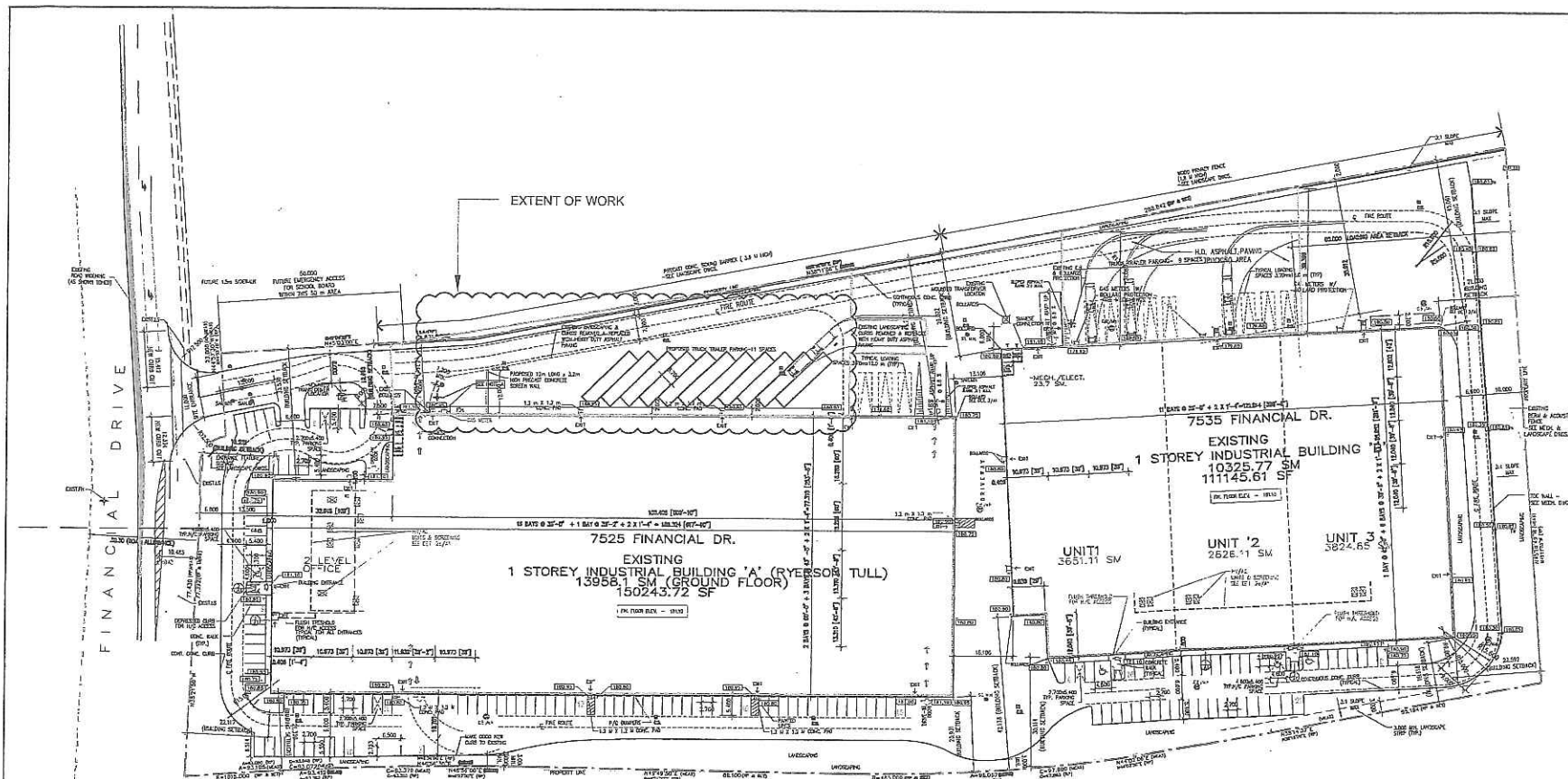
APPLICATION NO: **A-2020-0079**

DATED: **SEPTEMBER 29, 2020**

Conditions:

1. That the extent of the variances be limited to that shown on the sketch attached to the Public Notice;
2. That no outside storage, other than the storage of oversized motor vehicles within the area identified on the sketch attached to the Public Notice, shall be permitted on the property;
3. That the applicant submit a limited Site Plan within 120 days of the final date of the Committee's decision, and that the use shall not be implemented until Site Plan Approval is granted; and
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



GREY SHADE DENOTES EXISTING TO REMAIN

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXISTING WALLS UNLESS NOTED.
2. EXISTING BUILDING SHALL BE MAINTAINED TO REMAIN AND SHALL BE REPAIRED TO THE SATISFACTION OF THE AUTHORITY.
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16. THE EXISTING BUILDING SHALL BE MAINTAINED TO REMAIN AND SHALL BE REPAIRED TO THE SATISFACTION OF THE AUTHORITY.

NOTE A:

NEW PAINTED STEEL 470 PILE BOLLS FOR FIRE HYDRANT AND GAS METER PROTECTION

LEGEND:

- HYDRANT
- MANHOLE
- CATCH BASIN

BUILDING CLASSIFICATION

BUILDING 'A' - 1358.1 SM
BUILDING 'B' - 1032.77 SM
BUILDING 'C' - 1032.77 SM
BUILDING 'D' - 1032.77 SM
BUILDING 'E' - 1032.77 SM
BUILDING 'F' - 1032.77 SM
BUILDING 'G' - 1032.77 SM
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BUILDING 'W' - 1032.77 SM
BUILDING 'X' - 1032.77 SM
BUILDING 'Y' - 1032.77 SM
BUILDING 'Z' - 1032.77 SM

LEGAL DESCRIPTION

SURVEY INFORMATION TAKEN FROM:
TOPOGRAPICAL SURVEY OF
REGISTERED PLAN (201-187)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF YEEH

PREPARED BY:
R. AVIS SURVEYING INC.

DATE: 01.01.2005

SCALE: 1:500

NOTES:
1. THE SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
2. THE SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
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10. THE SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

SITE STATISTICS

ZONE: M1 - SECTION 737

LOT AREA: 40,000.00 SQ. M.

ST-LAN: 135-84

BUILDING AREA:

BUILDING 'A': 1358.1 SM

BUILDING 'B': 1032.77 SM

BUILDING 'C': 1032.77 SM

BUILDING 'D': 1032.77 SM

BUILDING 'E': 1032.77 SM

BUILDING 'F': 1032.77 SM

BUILDING 'G': 1032.77 SM

BUILDING 'H': 1032.77 SM

BUILDING 'I': 1032.77 SM

BUILDING 'J': 1032.77 SM

BUILDING 'K': 1032.77 SM

BUILDING 'L': 1032.77 SM

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BUILDING 'S': 1032.77 SM

BUILDING 'T': 1032.77 SM

BUILDING 'U': 1032.77 SM

BUILDING 'V': 1032.77 SM

BUILDING 'W': 1032.77 SM

BUILDING 'X': 1032.77 SM

BUILDING 'Y': 1032.77 SM

BUILDING 'Z': 1032.77 SM

TOTAL BUILDING AREA: 13,581.1 SM

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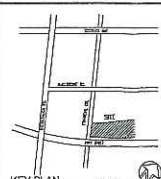
TOTAL BUILDING AREA: 13,581.1 SM

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TOTAL BUILDING AREA: 13,581.1 SM



KEY PLAN

DATE: 01.01.2005

SCALE: 1:500

NOTES:

1. THE SURVEY IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

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