

APPLICATION # A-2021-0151
WARD #10

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **2479546 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Block 175, Plan M-1449 municipally known as **65-75 BRAYDON BOULEVARD**, Brampton;

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

1. To permit a gross leasable floor area of 1461 square metres whereas the by-law permits a maximum gross leasable floor area of 1400 square metres;
2. To permit the use of a deep collection waste disposal container (Molok) for restaurant waste whereas the by-law requires that restaurant waste be stored within a climate controlled garbage area inside a building.

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, September 14, 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 2nd Day of September, 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

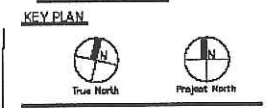
BRAYDON BOULEVARD

BLOCK 187
0.3m RES.

Revision	Date
Issued to City for Preliminary	09 March 2021
Issued to City for Review	26 April 2021
Issued for Committee of Adjustment	02 July 2021
Issued for Review	18 August 2021
Issued to C of A	02 September 2021

LEGEND	
Property Line	Fire Hydrant
Bldg. Setback Line	Handicap Parking
Fire Truck Route	Standard Curb Cut
H.Duty Asphalt	Catch Basins
PC	Wall Mounted Bldg. Light Fixture
Paved Walkway	Parking Light Standard
Interlocking Pavers	Bldg. Entrance/Exit
Landscape Area	Man Hole
Accessible Curb Ramp	

SP-18-026.000



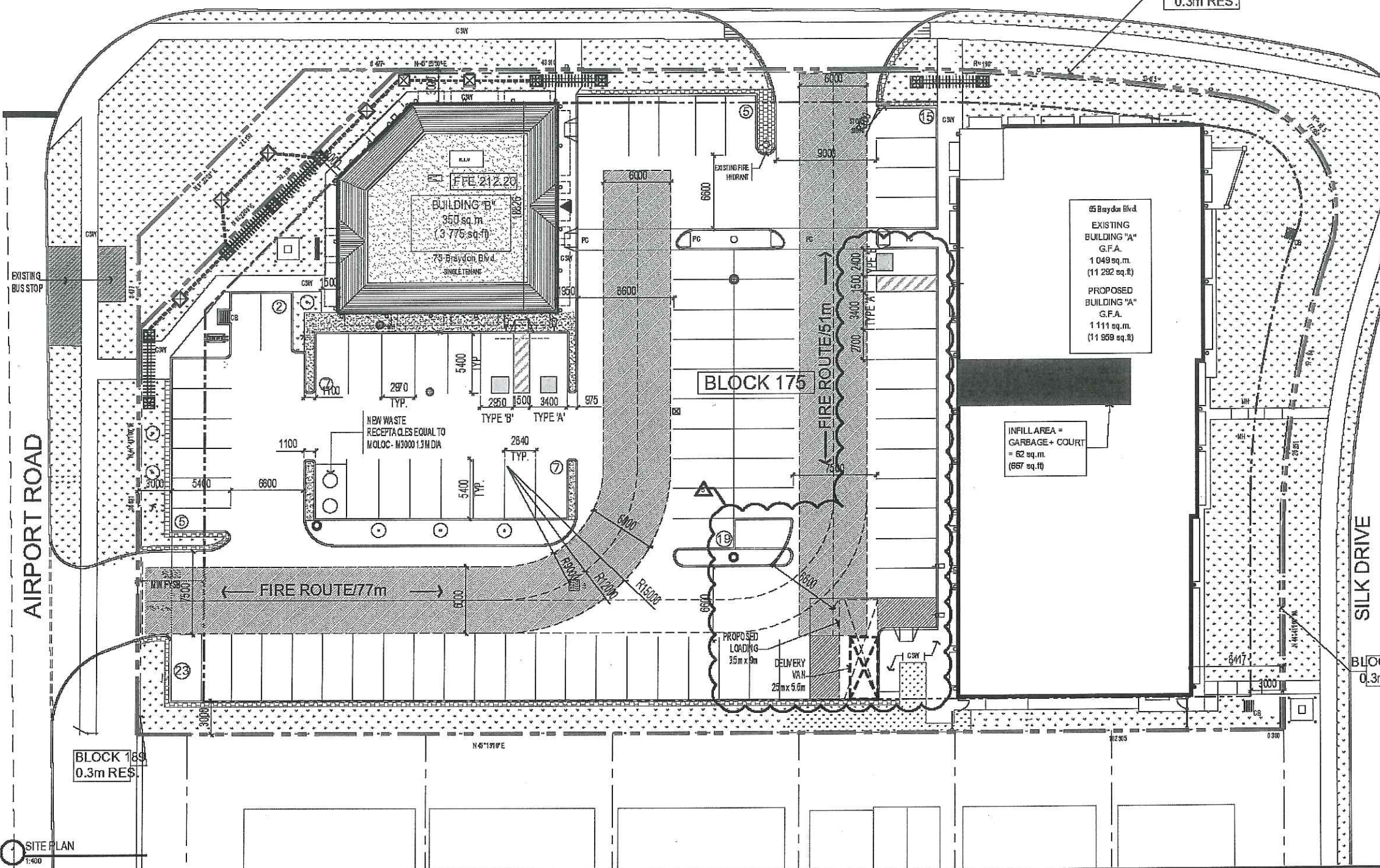
Baldwin & Franklin Architects Inc.
167 Richmond Street East
Toronto, Ontario, Canada M5A 1N9
Telephone (416) 344-4322
Facsimile (416) 344-9322

Project: 65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Sheet Title: Site Plan

Date	25 March 2021
Scale	1:400
Project	21-
Drawn	AM
Checked	J
Design File	
Sheet No.	

A 02



SITE PLAN
1:400

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.

AMENDMENT LETTER

September 2, 2021

To: Committee of Adjustment

RE: APPLICATION FOR MINOR VARIANCE
SWPEEDAN SANDHAR
A-2021-0151 – 65 Braydon Blvd

Please amend application A-2021-0151 to reflect the following:

1. To permit a gross leasable floor area of 1461 square metres whereas the by-law permits a maximum gross leasable floor area of 1400 square metres;
2. To permit the use of a deep collection waste disposal container (Molok) for restaurant waste whereas the by-law requires that restaurant waste be stored within a climate controlled garbage area inside a building.



Applicant/Authorized Agent

Revision	
Issued to City for Preliminary	05 March 2001
Issued to City for Review	28 April 2001
Issued for Committee of Adjustment	02 July 2001
Issued for Review	18 August 2001
Issued to C of A	06 September 2001

ZONING INFORMATION
C 1 - 1717 2006 #A06234
SCOPE OF WORK
1. PROPOSAL TO CONVERT EXISTING GARBAGE ROOM AND GARBAGE OUTDOOR SEWAGE TO LEASABLE GROSS FLOOR AREA.
2. PROPOSAL TO INTRODUCE TWO (2) "MOLOK" GARBAGE CONTAINERS.

EXISTING PARKING CALCULATIONS
BUILDING USE: AREA : PARKING REQUIRED:
'A' SHOPPING CENTER 170 m² 8 SPACES
UNOCCUPIED/GARBAGE 40 m² 0 SPACES
MEDICAL 266 m² 23 SPACES
PERSONAL SERVICES 209 m² 11 SPACES
SUPERMARKET 92 m² 6 SPACES
TAKEOUT 272 m² 17 SPACES
'B' SHOPPING CENTER 350 m² 15 SPACES
COMMERCIAL
'A' & 'B' TOTAL AREA 1399 m² 80 SPACES

EXISTING SITE STATISTICS
Lot area: 5 976 m2 (64 327 sq. ft.)
Total GFA: 1 399 m2 (15 059 sq. ft.)
Lot coverage: 23.4 %
Floor Space Index:
Setbacks: Refer to drawing
Established grade:
Garbage containment: Climate controlled within building
Aisle width: See drawing
Typical parking space: 2.7m x 5.4m = 14.58 m2
Accessible parking space: Type 'A' = 2.4m x 5.4m + 1.5m aisle
Type 'B' = 3.4m x 5.4m + 1.5m aisle
Existing use: Retail
Proposed use: Retail
Parking Existing: 77 Spaces (Including 2 Handicapped)
Parking Required: 80 Spaces
** C of A variance 05-27-06

COMMITTEE OF ADJUSTMENT
Maximum GFA = 1 400 m²
Proposed GFA = 1 461 m²
Additional Area = 61 sq.m.

PROPOSED PARKING CALCULATIONS
BUILDING USE: AREA : PARKING REQUIRED:
'A' SHOPPING CENTER 170 m² 8 SPACES
NEW RETAIL 62 m² 2 SPACES
MEDICAL 266 m² 23 SPACES
PERSONAL SERVICES 209 m² 11 SPACES
SUPERMARKET 92 m² 6 SPACES
TAKEOUT 272 m² 17 SPACES
'B' SHOPPING CENTER 350 m² 15 SPACES
COMMERCIAL
'A' & 'B' TOTAL AREA 1 461 m² 82 SPACES

PROPOSED SITE STATISTICS
Lot area: 5 976 m2 (64327 sq.ft.)
Total GFA: 1 461 m2 (15 726 sq. ft.)
Lot coverage: 24.4 %
Floor Space Index:
Setbacks: Refer to drawing
Established grade:
Garbage containment: Climate controlled within building
Aisle width: See drawing
Typical parking space: 2.7m x 5.4m = 14.58 m2
Accessible parking space: Type 'A' = 2.4m x 5.4m + 1.5m aisle
Type 'B' = 3.4m x 5.4m + 1.5m aisle
Existing use: Retail
Proposed use: Retail
Parking Existing: 83 Spaces
Parking Required: 82 Spaces
Parking Proposed: 82 Spaces (4 Accessible Parking Spots 2 Type 'A', 2 Type 'B')
Proposed Loading Space 1 (3.5m x 9m)

Baldwin & Franklin Architects Inc.
167 Richmond Street East
Toronto, Ontario, Canada M5A 1N9
Telephone: (416) 364-6321
Facsimile: (416) 364-9322

Project
65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Sheet Title
Site Plan

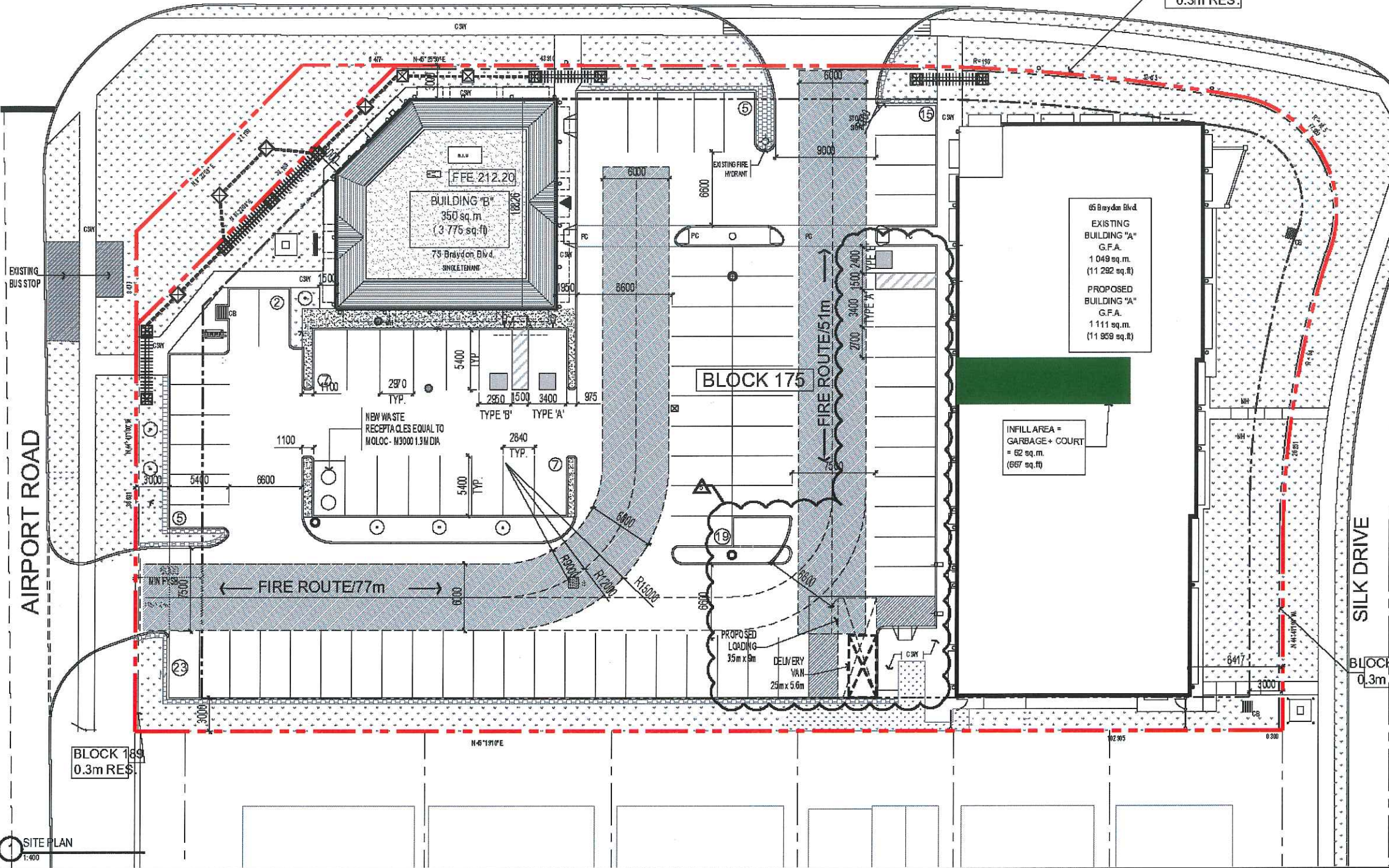
Date	05 March 2001
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Project	21--
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Sheet No.	

A 01



BRAYDON BOULEVARD

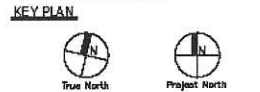
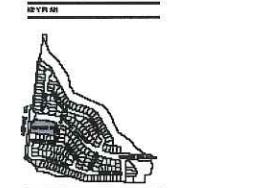
BLOCK 187
0.3m RES.



Revision	
Issued to City for Preliminary	05 March 2021
Issued to City for Review	28 April 2021
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LEGEND	
Property Line	Fire Hydrant
Bldg. Setback Line	Handicap Parking
Fire Truck Route	Standard Curb Cut
H.Duty Asphalt	Catch Basins
Pedestrian Cross	Wall Mounted Bldg. Light Fixture
Paved Walkway	Parking Light Standard
Interlocking Pavement	Bldg. Entrance/Exit
Landscape Area	Man Hole
Accessible Curb Ramp	

SP-18-026.000



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Toronto, Ontario, Canada M5A 1N9
Telephone (416) 364-4231
Facsimile (416) 364-9322

Project
65-75 Braydon Blvd.
Building 'A'
Scarpton, ON

Sheet Title
Site Plan

Date	05 March 2021
Scale	1:400
Project	21
Drawn	Alt
Checked	J
Design	
Sheet No.	

A 02

SITE PLAN
1:400

Baldwin & Franklin Architects Inc.

167 Richmond Street East
Toronto, Canada M5A 1N9

Telephone (416) 364-4521

Facsimile (416) 364-9522

E-Mail bfarch@bfarch.com

Memorandum

A-2021-0151

Date July 2, 2021

From Joe Iozzo - Baldwin & Franklin Architect Inc.

To Committee of Adjustment – City of Brampton att: Jeanie Myers

Re 65 – 75 Braydon Blvd. Committee of Adjustment
Explanatory Letter

As requested in the Application Instruction and Information Sheet for a Minor Variance this Explanatory Letter outlines the variance request for 65 -75 Braydon Blvd.

The current owner of Braydon Plaza (65 -75 Braydon Blvd.) Mr. Sweedan Sandhar wishes to incorporate a more sustainable waste management system for the plaza, incorporating Molok waste storage. This type of waste management system has been used throughout Brampton recently. Therefore by relocating the waste management system on another area of the site, the owner wishes to convert the existing garbage storage room and outdoor garbage area into gross leasable space.

The current zoning allows for 1400 sqm of gross leasable area. The variance requested is for 1461 sqm of gross leasable area.

Thank you

JJ

Flower City



brampton.ca

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

FILE NUMBER: A-2021-0151

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 file 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) Sweedan Sandhar 62479546 Ontario Inc
Address 65 Braydon Blvd, L6P 2S4, Brampton, ON
Unit 7 L6P 2S4
Phone # 416-897-3342 Fax # _____
Email sweedan@hotmail.com

2. Name of Agent Joe Iozzo
Address 167 Richmond St E, M5A 1N9, Toronto
Phone # 416-364-4521 Fax # _____
Email bfarch.yds@gmail.com

3. Nature and extent of relief applied for (variances requested):
Allow Gross Leasable Floor Area to be 1461 sqm. 61 sqm more than the permitted Max Gross Leasable Floor Area of 1400 sqm

4. Why is it not possible to comply with the provisions of the by-law?
Existing garbage unit covers an area of 62sqm which is proposed to be converted to new Leasable Floor Area.

5. Legal Description of the subject land:
Lot Number 13 Block 175, 187, 189, 185
Plan Number/Concession Number 43 M Part 13 CON. 7 N.D.
Municipal Address 65-75 Braydon Blvd, Brampton, ON L6P 2S4

6. Dimension of subject land (in metric units)
Frontage 18.1 m
Depth 51.5 m
Area 0.105 ha

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.)

Building A

Area = 1049m², Storeys= 1, Width= 19.7m , Length= 18.8m , Height= 6.9m

Building B

Area = 350 m², Storeys= 1, Width= 22.1m , Length= 51.6m , Height= 6.9m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Building A

Area = 1111m², Storeys= 1, Width= 19.7m , Length= 18.8m , Height= 6.9m

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 3.0 m

Rear yard setback 3.0 m

Side yard setback 8.4m

Side yard setback 3.0 m

PROPOSED

Front yard setback 3.0 m

Rear yard setback 3.0 m

Side yard setback 8.4 m

Side yard setback 3.0 m

10. Date of Acquisition of subject land: 2020
11. Existing uses of subject property: Commercial
12. Proposed uses of subject property: Commercial
13. Existing uses of abutting properties: Commercial
14. Date of construction of all buildings & structures on subject land: 2005
15. Length of time the existing uses of the subject property have been continued: 2005
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

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

Yes ☐ No ☒

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

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

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

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # SP18-026	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF TORONTO BRAMPTON
THIS 5 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, JOE LOZKO OF THE CITY OF Toronto
IN THE PROV. 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 5th DAY OF July, 2021.

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

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____
Present Zoning By-law Classification: C1-1717
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.
[Signature] July 7, 2021
Zoning Officer Date

DATE RECEIVED

Date Application Deemed Complete by the Municipality July 5, 2021
July 7, 2021

Revision
△ Issued for Committee of Adjustment 02 July 2021
△
△
△
△
△
△

65 - 75 BRAYDON BLVD.

BRAMPTON ON

DRAWING SUBMISSION FOR PROPOSED CHANGES TO

65 BRAYDON BLVD - BRAYDON PLAZA

ISSUED TO CITY OF BRAMPTON

COMMITTEE OF ADJUSTMENT

02 July 2021

DRAWING LIST

A 00	COVER
A 01	SITE STATISTICS
A 02	PROPOSED ARCHITECTURAL SITE PLAN
A 03	PROPOSED ARCHITECTURAL PLAN BLDG "A"
A 04	PROPOSED ARCHITECTURAL ELEVATIONS

Baldwin & Franklin Architects Inc.
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Telephone (416) 364-4521
Facsimile (416) 364-9322

Project
65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Sheet Title
Cover

Date	05 March 2021
Scale	1/400
Project	21--
Drawn	AM
Checked	JL
Dwg. File	
Sheet No.	

A 00



ZONING INFORMATION
C 1- 1717 2006 #A06234
SCOPE OF WORK
1. PROPOSAL TO CONVERT EXISTING GARBAGE ROOM AND GARBAGE OUTDOOR SEWAGE TO LEASABLE GROSS FLOOR AREA.
2. PROPOSAL TO INTRODUCE TWO (2) "MOLOK"GARBAGE CONTAINERS.

EXISTING PARKING CALCULATIONS			
BUILDING	USE:	AREA :	PARKING REQUIRED:
'A'	SHOPPING CENTER	170 m²	8 SPACES
	COMMERCIAL		
	UNOCCUPIED/GARBAGE	40 m²	0 SPACES
	MEDICAL	266 m²	23 SPACES
	PERSONAL SERVICES	209 m²	11 SPACES
	SUPERMARKET	92 m²	6 SPACES
	TAKEOUT	272 m²	17 SPACES
<hr/>			
'B'	SHOPPING CENTER	350 m²	15 SPACES
	COMMERCIAL		
<hr/>			
'A' & 'B'	TOTAL AREA	1399 m²	80 SPACES
<hr/>			

EXISTING SITE STATISTICS	
Lot area:	5 976 m2 (64 327 sq.ft.)
Total GFA:	1 399 m2 (15 059 sq.ft.)
Lot coverage:	23.4 %
Floor Space Index:	
Setbacks:	Refer to drawing
Established grade:	
Garbage containment:	Climate controlled within building
Aisle width:	See drawing
Typical parking space:	2.7m x 5.4m = 14.58 m2
Accessible parking space:	Type 'A' =2.4m x 5.4m + 1.5m aisle Type 'B' =3.4m x 5.4m + 1.5m aisle
Existing use:	Retail
Proposed use:	Retail
Parking Existing:	77 Spaces (Including 2 Handicapped)
Parking Required:	80 Spaces
** C of A variance 05-27-06	

COMMITTEE OF ADJUSTMENT	
Maximum GFA =	1400 m ²
Proposed GFA =	1461 m ²
Additional Area =	61 sq.m.

PROPOSED PARKING CALCULATIONS			
BUILDING	USE:	AREA :	PARKING REQUIRED:
'A'	SHOPPING CENTER COMMERCIAL	170 m²	8 SPACES
	NEW RETAIL	62 m²	2 SPACES
	MEDICAL	266 m²	23 SPACES
	PERSONAL SERVICES	209 m²	11 SPACES
	SUPERMARKET	92 m²	6 SPACES
	TAKEOUT	272 m²	17 SPACES
'B'	SHOPPING CENTER COMMERCIAL	350 m²	15 SPACES
'A' & 'B'	TOTAL AREA	1461 m²	82 SPACES

PROPOSED SITE STATISTICS	
Lot area:	5 976 m2 (64 327 sq.ft.)
Total GFA:	1 461 m2 (15 726 sq.ft.)
Lot coverage:	24.4 %
Floor Space Index:	
Setbacks:	Refer to drawing
Established grade:	
Garbage containment:	Climate controlled within building
Aisle width:	See drawing
Typical parking space:	2.7m x 5.4m = 14.58 m2
Accessible parking space:	Type 'A' =2.4m x 5.4m + 1.5m aisle Type 'B' =3.4m x 5.4m + 1.5m aisle
Existing use:	Retail
Proposed use:	Retail
Parking Existing:	83 Spaces
Parking Required:	82 Spaces
Parking Proposed:	85 Spaces (4 Accessible Parking Spots 2 Type 'A', 2 Type 'B')

Revision	
△ Issued to City for PreReview	05 March 2021
△ Issued to City for Review	26 April 2021
△ Issued for Committee of Adjustment	02 July 2021
△	
△	
△	
△	
△	

Baldwin & Franklin Architects Inc.
167 Richmond Street East
Toronto, Ontario, Canada M5A 1N9
Telephone (416) 364-4521
Facsimile (416) 364-9522

Project
65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Sheet Title
Site Plan


Date	05 March 2021
Scale	--
Project	21--
Drawn	AM
Checked	ai
Dwg. File	
Sheet No.	

The site plan for Block 175 is bounded by Braydon Boulevard to the north, Airport Road to the west, and Silk Drive to the east. The plan includes the following details:

- Buildings:**
 - Building "B"** (75 Braydon Blvd.): A single-tenant building with 350 sq.m. (3,775 sq.ft.) of floor area.
 - Building "A"** (65 Braydon Blvd.): An existing building with 1,049 sq.m. (11,292 sq.ft.) of floor area, and a proposed addition with 1,111 sq.m. (11,959 sq.ft.) of floor area.
- Parking and Driveways:**
 - Various parking spaces are shown with dimensions (e.g., 2970 x 5400, 2950 x 1500, 3400 x 5400).
 - Driveways are labeled as TYPE 'B' and TYPE 'A'.
 - A new waste receptacle equal to MOLOC - M3000 1.3M DIA is indicated.
- Infrastructure and Features:**
 - Fire Routes:** Two fire routes are shown with widths of 7.7m and 5.1m.
 - CSW (Curb Side Walk):** Indicated along the northern and eastern boundaries.
 - Existing Transformer & Blast Wall:** Located near the western boundary.
 - Existing Fire Hydrant:** Located near the center of the site.
 - Block 189 and 187:** Adjacent blocks are shown with their respective 0.3m residential setbacks.
- Other Labels:**
 - Block 175:** The central focus of the plan.
 - Block 189:** Located to the southwest, with a 0.3m residential setback.
 - Block 187:** Located to the northeast, with a 0.3m residential setback.
 - Block 174:** Partially visible to the west.
 - Block 176:** Partially visible to the east.

LEGEND	
	Property Line
	Blgd. Seaback Line
	Fire Truck Route
	H.Duty Asphalt
	FC
	Paved Walkway
	Interlocking Pavers
	Landscape Area
	Accessible Curb Ramp
	Fire Hydrant
	Manicaps Parking
	Standard Curb Cut
	Catch Basins
	Wall Mounted Blg. Light Fixture
	Parking Light Standard
	Blg. Entrance/Exit
	Man Hole

KEY PLAN

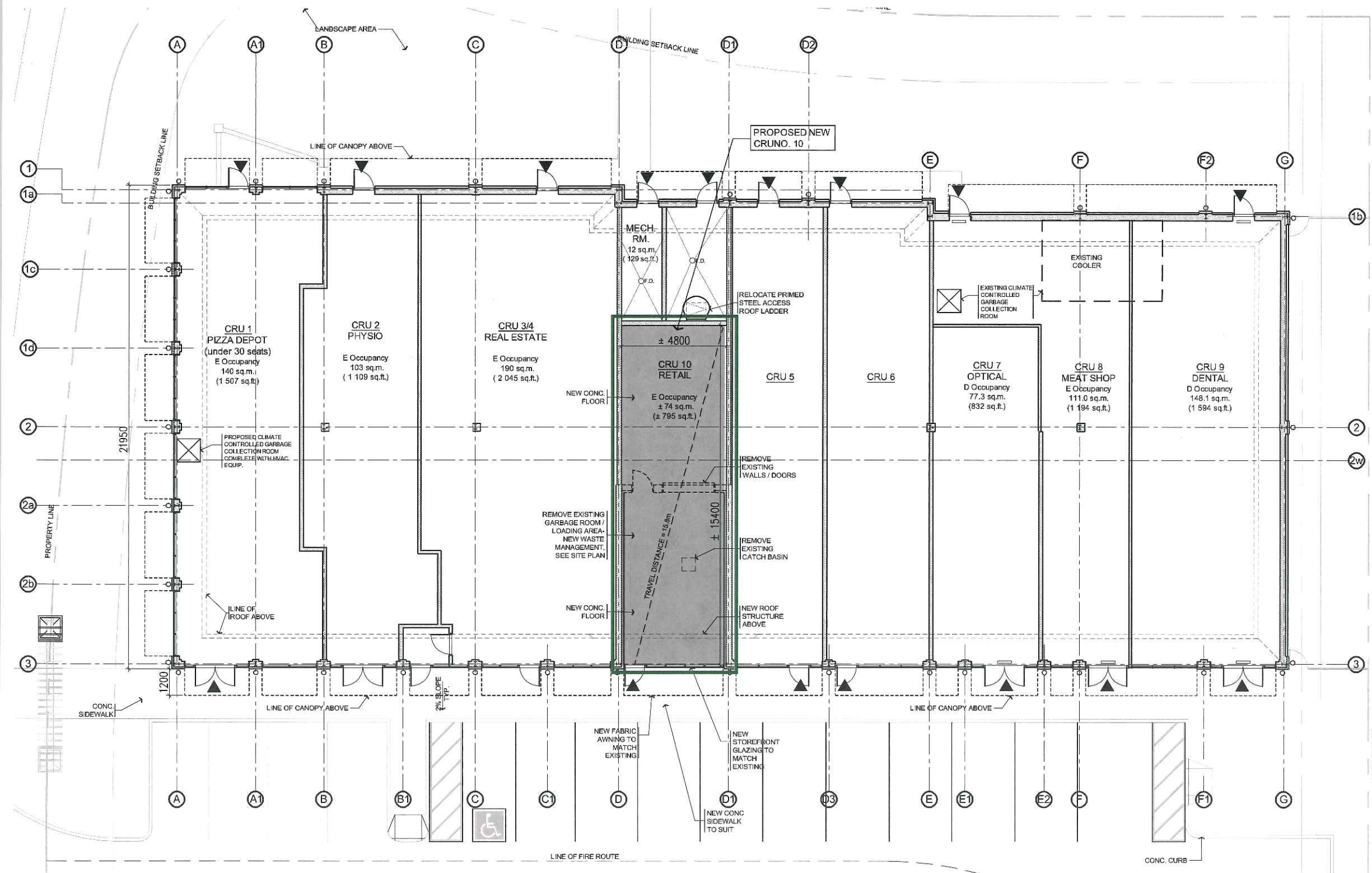


Project: 65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Date	05 March 2021
Scale	1:400
Project	21--
Drawn	AM
Checked	JL
Dwg. File	
Sheet No.	

A 02

Revision	
△ Issued to City for Preliminary	05 March 2021
△ Issued to City for Review	28 April 2021
△ Issued for Committee of Adjustment	02 July 2021
△	
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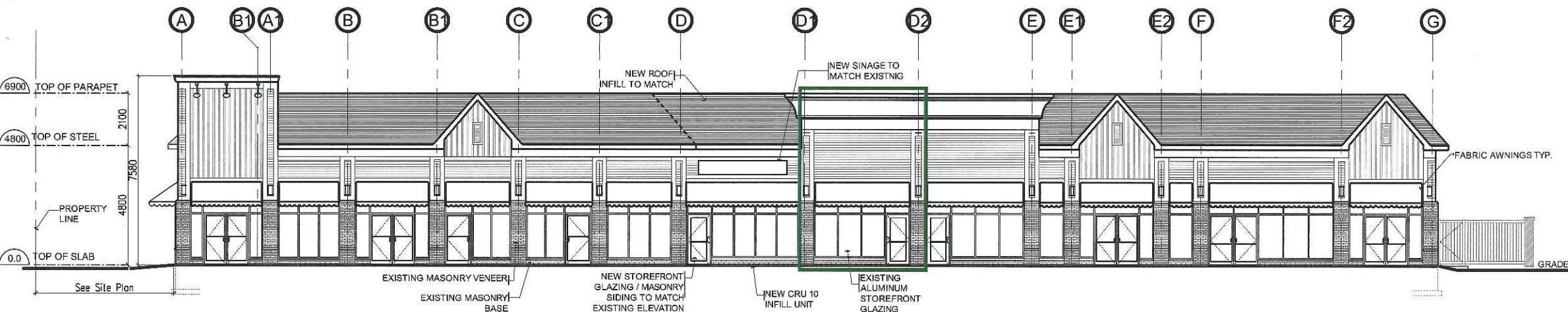
Project
65-75 Braydon Blvd.
Building 'A'
Brampton, ON

Sheet Title
Building A, Proposed
Floor Plan

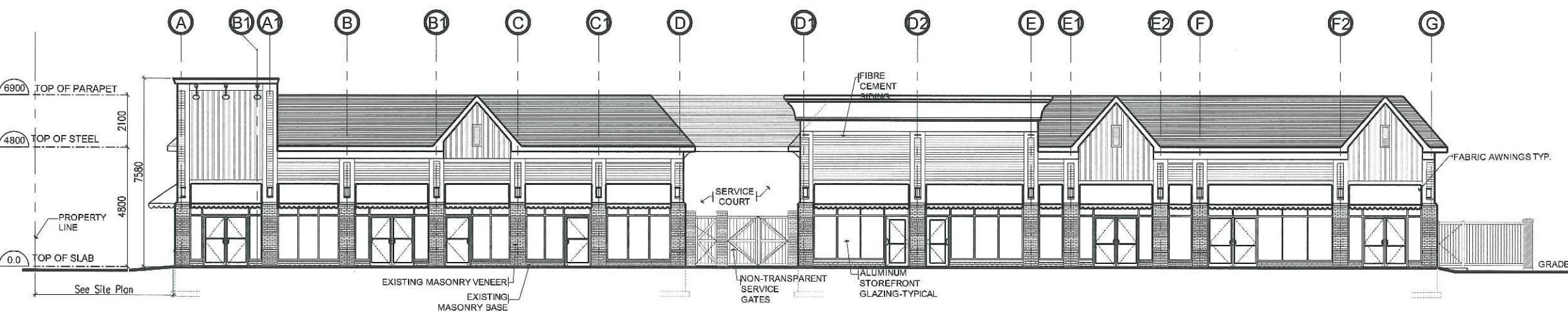
Date 05 March 2021
Scale 1/200
Project 21--
Drawn AM
Checked JL
Dwg. File
Sheet No.

A 03

Revision	
△ Issued to City for Pre-review	05 March 2021
△ Issued to City for Review	28 April 2021
△ Issued for Committee of Adjustment	02 July 2021
△	
△	
△	
△	



1 PROPOSED WEST ELEVATION
1:200



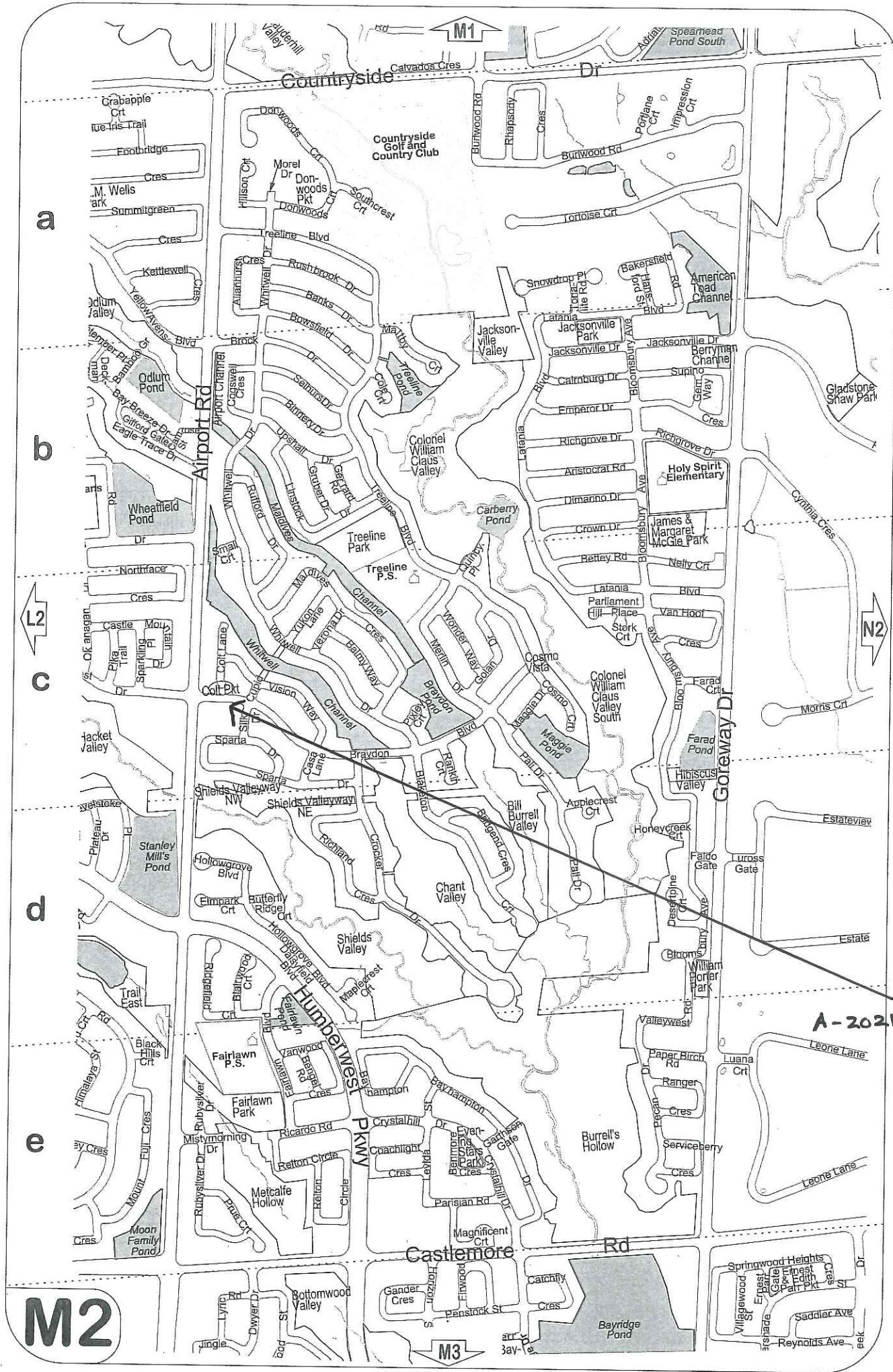
1 EXISTING WEST ELEVATION
1:200

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Project
**65-75 Braydon Blvd.
Building 'A'**
Brampton, ON

Sheet Title
Elevations

Date	05 March 2021
Scale	1/200
Project	21--
Drawn	AM
Checked	JL
Dep. File	
Sheet No.	



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