

**Filing Date:** March 11<sup>th</sup>, 2021

**Hearing Date:** April 20<sup>th</sup>, 2021

**File:** A-2021-0052

**Owner/**

**Applicant:** 50 Sunny Meadows Commercial Centre INC.

**Address:** 50 Sunny Meadow Boulevard – Unit 109

**Ward:** 9

**Contact:** Alex Sepe, Development Planner

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**Recommendations:**

That application A-2021-0052 is supportable, subject to the following conditions being imposed:

1. A building permit shall be obtained prior to the occupancy of the unit, if required.
  2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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**Background:**

Existing Zoning:

The property is zoned Service Commercial Special Section SC-1365, according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variances:

- 1) To permit the administrative offices for a community club (operated by a social organization) whereas the by-law does not permit a community club, including administrative offices for a community club/social organization.

**Current Situation:**

1. Conforms to the General Intent of the Official Plan

The property is designated 'Residential' in the Official Plan and 'Service Commercial' in the Springdale Secondary Plan (Area 2). The Residential designation (Section 4.2.1.1) of the Brampton Official Plan permits predominantly residential land uses as well as complementary uses such as service commercial uses. The Springdale Secondary Plan Area 2 permits small offices on lands sub-designated 'service commercial'. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent of the Official Plan.

2. Conforms to the General Intent of the Zoning By-law

The property is zoned Service Commercial Special Section SC-1365, according to By-law 204-2010, as amended.

The requested variance is to permit the administrative offices for a community club (operated by a social organization) whereas the by-law does not permit a community club, including administrative offices for a community club/social organization.

The intent of the by-law permits a wide range of commercial uses, including office uses. In the case of the subject application, the applicant's business (Punjabi Community Health Services) is defined as a 'Community Club'. As noted above, an administrative offices for a Community Club are excluded from the permissible office uses in the City Zoning By-law.

The proposed minor variance is not anticipated to negatively impact the function of the service commercial plaza. The proposed variance will enable Punjabi Community Health Services to facilitate an administrative office in unit 109 for their management and supervisory staff. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance is required to facilitate an administrative office to support Punjabi Community Health Services. Punjabi Community Health Services currently occupies units 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211 and 221 at the subject property. The proposed office will be used exclusively for administrative purposes within unit 109 by the management staff of Punjabi Community Health Services. Due to the existing function of the building located on the subject property, the proposed administrative office is not anticipated to negatively impact the function of the site. The applicant shall work with the City's Building Division to verify if a change of use permit is required.

Subject to the conditions of approval, the requested variances are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance to permit an administrative office for a community club that is operated by a community club/social organization is not anticipated to negatively impact the function of the commercial building on the subject property. The proposed administrative office will operate within unit 109 at the subject property and is not anticipated to adversely impact any of the other existing units and uses within the building. Moreover, the existing site specific zoning SC-1365, permits office uses, including offices of a physician, dentist and drugless practitioner. Subject to any recommended conditions of approval by the committee, the requested variance is considered to be minor in nature.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Alex Sepe', written over a horizontal line.

Alex Sepe  
Development Planner