

**APPLICATION # B-2022-0011**  
**Ward # 3**

**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **1388688 ONTARIO LIMITED**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 22.1 hectares (54.61 acres); together with easements for servicing and access over the existing driveway. The proposed severed lot has a frontage of approximately 55 metres (180.45 feet), a depth of approximately 127 metres (416.67 feet) and an area of approximately 0.65 hectares (1.61 acres). The effect of the application is to create a new lot to facilitate development of the first phase (Phase 1A) of the redevelopment of the Shopper's World site.

**Location of Land:**

Municipal Address: 499 Main Street South

Former Township: Chinguacousy

Legal Description: Part of Lot1, Concession 1 WHS

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, September 13, 2022 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton**, for considering the application.

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.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **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 possible 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.**

**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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**LAST DAY FOR RECEIVING COMMENTS: SEPTEMBER 8, 2022**

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**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

**Decision and Appeal**

Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Ontario Land Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*. The appeal form is available from the Environment and Land Tribunals Ontario website at <https://olt.gov.on.ca/appeals-process/forms/>

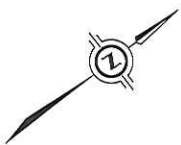
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 25th Day of August, 2022.

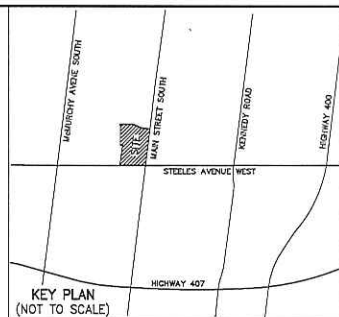
Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

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

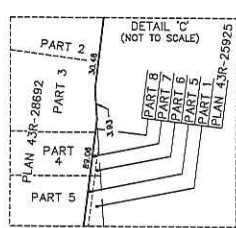
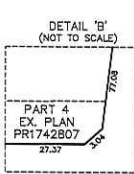
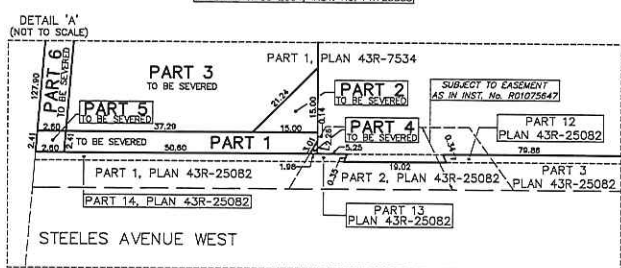
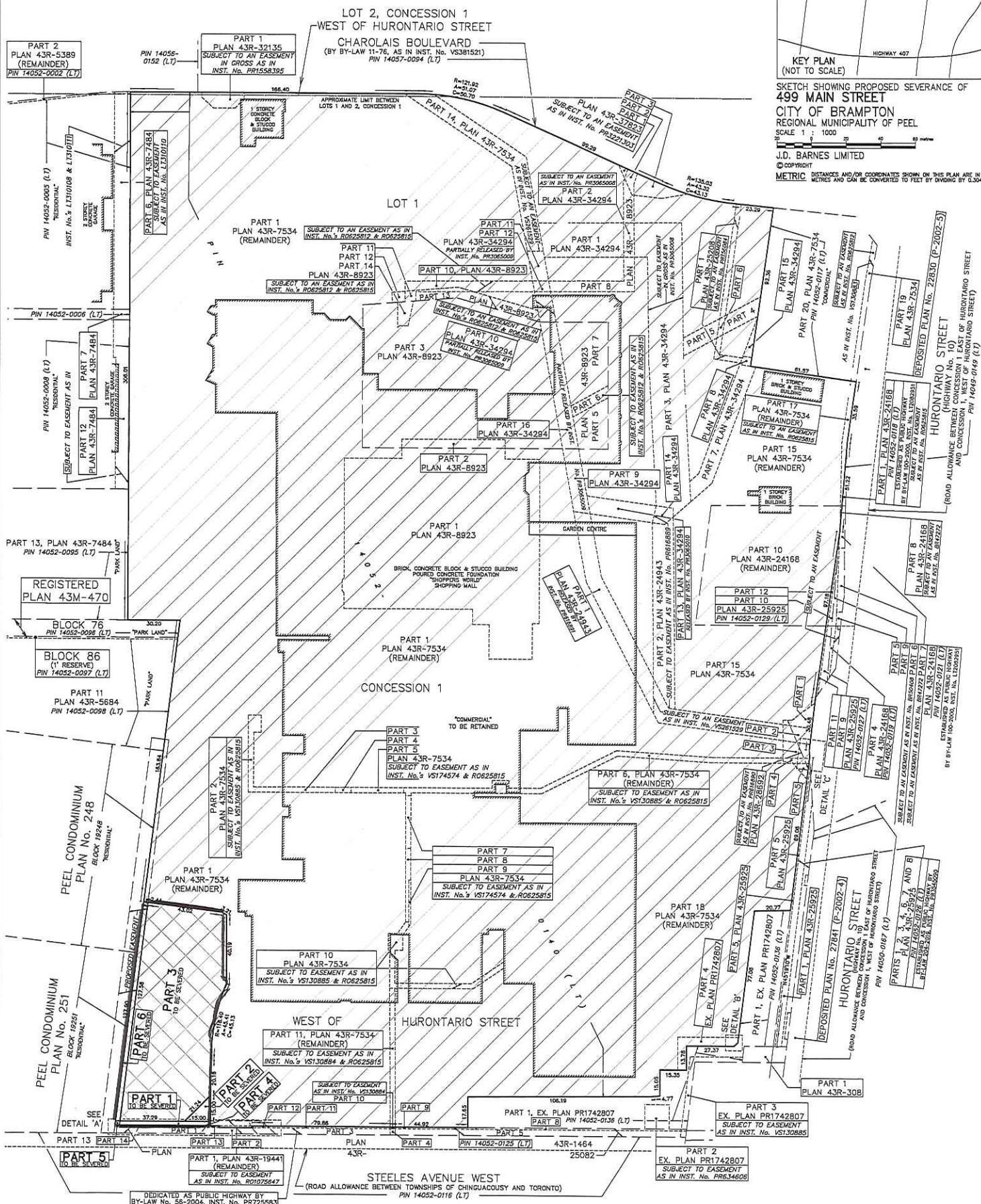




LEGEND  
RETAINED LAND  
SEVERED LAND



SKETCH SHOWING PROPOSED SEVERANCE OF  
499 MAIN STREET  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEE  
SCALE 1 : 1000  
J.D. BARNES LIMITED  
COPYRIGHT  
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN  
METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



AUGUST 2, 2022  
DATE  
J.D. Barnes  
J.D. BARNES  
LAND INFORMATION SPECIALISTS  
401 WHEELABRATOR WAY, SUITE 101, KILTON, ON L9T 3C1  
T: (905) 875-9953 F: (905) 875-9954  
DRAWN BY: AA CHECKED BY: REFERENCE NO.: 19-39-375-06  
FILE: C:\Y-39-375\01\Drawing\19-39-375-06.dwg DATE: AUGUST 2, 2022 PLOTTED: 8/17/2022



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 and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures  
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **September 13, 2022** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

**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 8, 2022.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
  1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, September 8 2022.**
  2. To participate in-person, please email the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm Thursday, September 8, 2022.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. 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 **Thursday, September 8, 2022.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- 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/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

***The City of Brampton is reviewing its Committee of Adjustment process. As a participant in this process, if you have comments or input you would like to share about your experience with the Committee of Adjustment, please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to indicate your interest and you will be contacted with more information.***



B-2022-0011

August 10, 2022

Jeanie Myers, Secretary-Treasurer  
City of Brampton Committee of Adjustment  
2 Wellington Street West  
Brampton, ON  
L6Y 4R2

**RE: Consent Application – 499 Main Street South  
Shoppers World Brampton – Phase 1A**

Dear Ms. Myers,

On behalf of 1388688 Ontario Ltd (“RioCan Management Inc.”, “RioCan”), SvN Architects + Planners is pleased to submit the enclosed materials in support of a consent to sever application for a portion of the property located at 499 Main Street South in Brampton. The proposed consent would create a new lot to facilitate the first phase (“Phase 1A”) of the Shoppers World Brampton redevelopment, a master planned, mixed use community with places to live, work, shop, and play. Designed in accordance with the Shoppers World Brampton Master Plan and site-specific zoning by-law 228-2020, the proposed Phase 1A redevelopment will catalyze the transformation of a mid-century automobile-oriented shopping centre into the heart of the new Uptown Brampton.

Shoppers World Brampton is located at the intersection of Main Street South and Steeles Avenue West, with the Phase 1A site being located at the northwest corner of the intersection of Steeles Avenue West and Lancashire Lane, the westernmost shopping centre entrance. The Phase 1A site is approximately 0.65 hectares (1.6 acres) in area, including future conveyances. It has approximately 55 metres of frontage on Steeles Avenue West and 80 metres of frontage on the future Public Street 2 and contains the former bus terminal site (vacant), and surface parking.

Phase 1A, as proposed, will consist of two 35-storey buildings, landscaping and public realm improvements to mark the gateway into the future community. Further details on the proposed buildings have been provided as part of Site Plan Application SPA-2022-0120.

**HISTORY OF THE PROPOSAL**

The Shoppers World Brampton shopping center has existed at 499 Main Street South since 1969. Over subsequent decades, a series of modifications and additions have been made, with the last major construction occurring in 2012. The shopping centre was acquired by RioCan in 2000. Today it continues to be an important destination for shopping and services in the region, although the number of visitors has declined in recent years.

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In 2017, RioCan began the Master Plan study with the intent to revitalize the site as a retail destination and live-work community for the 21<sup>st</sup> century. In October 2019, RioCan submitted a joint application for a zoning by-law amendment and a draft plan of subdivision for the entirety of the Shoppers World Brampton property. The master plan establishes the vision for a mixed-use neighbourhood of lowrise, midrise and tall buildings, that features best in class community amenities and a network of exceptional open spaces. Zoning by-law 228-2020 received Council approval on November 25, 2020, and the plan of subdivision approvals process is still ongoing.

Since the rezoning approval in November 2020, RioCan, in conjunction with the City and Project Team, has been working diligently to obtain consensus on critical issues that impact the Phase 1A site plan and essential infrastructure for the larger site, specifically the alignment of the new Street 2 and the location and configuration of the Community Hub.

When the zoning by-law amendment was approved in November 2020, it was known that this location would be the first phase of the development and that the Phase 1A site would proceed outside of the larger draft plan of subdivision process. Correspondingly, zoning by-law 228-2020 applies a holding provision (H) to the rest of the lands, but not to the Phase 1A site. The (H) provisions require that a functional servicing report and transportation study be prepared to the satisfaction of the City and Region of Peel prior to the redevelopment of the lands. Because it was always anticipated that the Phase 1A site would proceed very soon after the zoning approval, this provision was not applied to the Phase 1A site. Notwithstanding, a functional servicing report and traffic impact study were prepared and submitted as part of the site plan application and are currently under review by City and Region of Peel Staff.

The draft plan of subdivision is not yet approved, but a resubmission will be provided in the near future. The draft plan of subdivision will not include the Phase 1A site but it will create the future Street 2 block and contain a comprehensive transportation and servicing solution, as well as a phasing and meanwhile strategy, for the whole redevelopment.

The pre-application consultation meeting for the Phase 1A site plan took place on March 30, 2020, and the site plan application was made on June 28, 2022 (City file no. SPA-2022-0120). As was noted at the time of the pre-application meeting, a severance is required in order to facilitate the development of Phase 1A. A meeting was held on July 13, 2022, with various City and Regional staff regarding the consent to sever application, and no specific concerns were raised with the severance application. Minutes from the meeting are included with this application.

RioCan and the Project Team are pleased to have reached this key milestone, and we are looking forward to working through it collaboratively with City and Regional departments to find creative solutions that work for everyone, and allow us to realize this transformational development in Uptown Brampton.





**SEVERANCE SKETCH**

The enclosed severance sketch prepared by JD Barnes describes the proposed lot lines and dimensions for the severed parcel (Parts 1-6). The ultimate development site consists of Part 3 and 6. Parts 1 and 4 are the proposed road widening conveyance for Steeles Avenue West to be dedicated to the Region of Peel. The daylight triangle at the corner of Steeles Avenue West and the future public Street 2 to be dedicated to the City of Brampton is shown as Part 2. Part 6 is a proposed easement for the existing Region of Peel sanitary sewer along the western property line.

Figure 1 and 2 illustrate the proposed site boundaries in the interim condition, before any demolition occurs on the mall, as well as in the ultimate condition, when the final alignment of public Street 2 can be constructed.

In the interim condition, easements over the existing driveway will be required for public access and servicing connections to the severed parcel. These easements and the corresponding agreement will be created as a condition of the consent approval.

The remnant triangular-shaped lot created with the ultimate alignment of Street 2 will be transferred to the ownership of Phase 1A after the subdivision is registered.

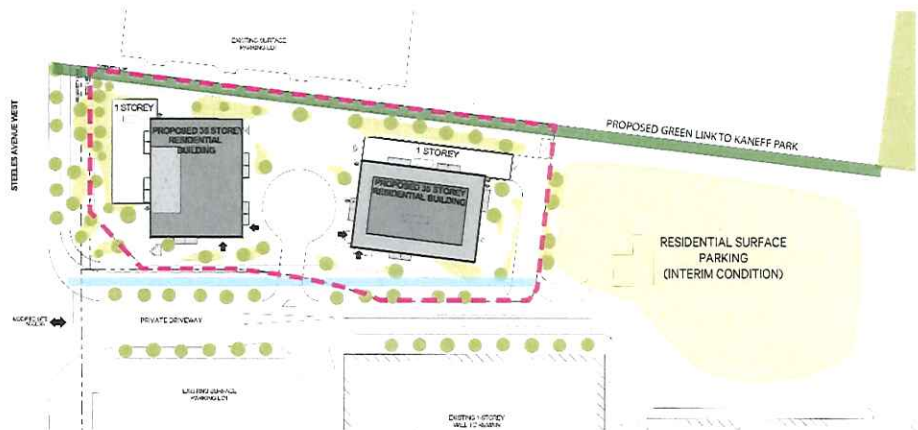


Figure 1: Severed lot in interim condition



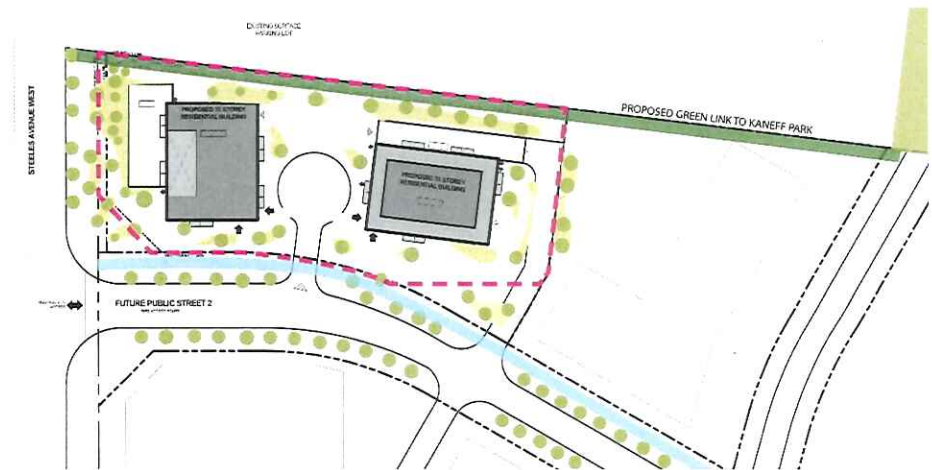


Figure 2: Severed lot in ultimate condition

## RATIONALE

The enclosed consent to sever application seeks to create a new lot at the southwest corner of the Shopping Centre. A consent to sever application is required in order to advance the redevelopment of Phase 1A, while the ongoing plan of subdivision process continues for the site as a whole. The following section addresses the applicable sections of the Planning Act and the relevant land use policy documents.

### Section 51(24) of the Planning Act

The Planning Act is Provincial legislation that provides the rules and procedures for land use planning in Ontario. All planning decisions must have regard for matters of Provincial interest, as found in Section 2 of the Planning Act. The Planning Act provides the suite of available planning instruments to implement Provincial interests, and the parameters for how these instruments become approved and amended.

Section 51 (24) of the Planning Act provides criteria that are to be considered in the approval of draft plans of subdivisions. The criteria should also be considered in the case of an application to create a new lot through a consent to sever application. The proposed consent to sever meets the criteria as outlined in the table below.





Table 1: Consent Criteria and Responses

Subclause of Section 51 (24)	Response
a) Matters of provincial interest as referred to in Section 2	The proposal has regard for matters of provincial interest including the efficient use of land and resources, the orderly development of communities, and the adequate provision of a full range of housing.
b) Whether the proposed subdivision is premature or in the public interest	The proposal is in the public interest as it will facilitate the first stage of an approved master planned redevelopment that has gone through several rounds of public consultation.
c) Conformity with the Official Plan	The proposal conforms to the Official Plan and the Hurontario-Main Street Secondary Plan.
d) Suitability of the land	The site that is proposed to be severed is suitable for redevelopment as it is currently vacant.
e) Adequacy of the surrounding public roadways and the larger transportation system	The site has frontage on Steeles Avenue West and will be access from a shared private access driveway, which will be subject to a public easement to provide for continued public access to the larger shopping centre. Access is being reviewed as part of site plan application SPA-2022-0120.
f) Dimension and shape of the lot	The site dimensions comply with the zoning by-law and are suitable for the two towers that are contemplated and detailed in SPA-2022-0120.
g) Any restrictions on the site or surrounding lands	None.
h) Conservation of natural resources and flood control	The stormwater management strategy is detailed in SPA-2022-0120. There are no natural resources on the site.
i) Adequacy of municipal services	The servicing strategy is detailed in SPA-2022-0120. The site is proposed to be serviced through a combination of public and private services in an interim condition, ultimately replaced by full municipal services as the site is built out.
j) Adequacy of school sites	Lands have been set aside for a new Community Hub and School as part of the larger plan of subdivision. Student yield projections and capacity will be determined by the school boards through their review of SPA-2022-0120.
k) Lands to be conveyed for public purposes	The enclosed severance sketch shows a road widening on Steeles Avenue West and a daylight triangle at the intersection of future Street 2 and Steeles Avenue West. Both of these are subject to





	review by the City and Region and would ultimately be conveyed as a condition of site plan approval.
l) Energy efficiency	The proposed buildings will be energy efficient. The sustainable design elements of the proposal are detailed in the Sustainability Score and Summary provided as part of SPA-2022-0120.
m) Site plan control matters	All site plan matters are being addressed through SPA-2022-0120 which is being reviewed concurrent to this application.

Provincial Policy

The Provincial Policy Statement, 2020 (“PPS”) is the highest order planning policy document, providing policy direction on matters of provincial interest related to land use planning and development. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (“Growth Plan”) implements the objectives of the PPS by establishing density targets, identifying strategic growth areas, and establishing the basis for municipal land use planning.

Both Provincial documents promote complete communities and the efficient use of land, with the majority of growth directed to already urbanized areas of the region called the built-up area. The site is located within the existing delineated built-up area. The site is also located within an area that is a priority for intensification and transit-oriented development. The Hurontario-Main Street corridor and Steeles Avenue are priority transit corridors, and the site is within a Major Transit Station Area associated with the Gateway Terminal at the intersection of the two lines.

Neither the PPS nor the Growth Plan contain policies that pertain to consent applications. However, inasmuch that the proposal facilitates the first phase of the Shoppers World Brampton master plan, it is our opinion that the proposed consent to sever is consistent with the Provincial Policy Statement and conforms to the Growth Plan. It will facilitate a mixed-use community that contributes to the range of housing options available in Brampton, optimizes transit investment, and makes efficient use of a vacant site.

Region of Peel Official Plan (1996)

Peel Regional Council passed a new official plan in April 2022, and the plan is now awaiting approval by the Minister of Municipal Affairs and Housing. As a result, the new Official Plan is not yet in force. We have reviewed the 1996 Region of Peel Official Plan (RPOP) for policies that are relevant to the proposed consent to sever. The latest consolidation is dated April 2021.

The RPOP establishes a holistic framework to guide growth and development in Peel while having regard for protecting the environment, managing resources, and establishing a regional growth strategy. It interprets and implements Provincial policies



and plans and establishes the land use planning framework that is further detailed and interpreted in municipal official plans.

The site is designated *Regional Intensification Corridor* according to Schedule D: Regional Structure. Along with the urban growth centres, the *Regional Intensification Corridor* is to be the focal area for investment in region-wide public services and infrastructure, including major transit. Policy 5.3.3.2.6 outlines the objectives of the *Regional Intensification Corridor*:

- Prime location for intensification;
- Opportunities for residents to live and work;
- High intensity, compact built form with an appropriate mix of uses;
- Transit-supportive and pedestrian-oriented built form.

The site is also designated as a *Mobility Hub* due to the intersection of two planned rapid transit corridors (Schedule G: Rapid Transit Corridors). The RPOP aims to increase the modal share of transit and encourages transit-supportive development patterns along rapid transit corridors and in *Mobility Hubs*. The proposed consent conforms to the RPOP as it will facilitate a compact, walkable urban form with a range of housing options which will advance the Region's objectives for a *Regional Corridor* and *Mobility Hub*.

The RPOP recognizes the authority of lower-tier municipalities regarding minor variances and consents (Policy 7.3.4).

#### City of Brampton Official Plan (2006)

The City of Brampton Official Plan was adopted by Council in October 2006, and partially approved by the Ontario Municipal Board in 2008. Sections of the Official Plan remain subject to appeal as of September 2020, which is the date of the most recent consolidation. The City of Brampton is currently undertaking a review of the Official Plan to bring it into conformity with the 2022 RPOP and the Provincial Plans. A draft of the new Official Plan was released in April 2022; however, it is still subject to further public consultation and revision. The 2006 Official Plan remains in force.

The Brampton Official Plan implements the policy direction and growth forecasts of the Regional Official Plan, providing a framework for growth and development in the City of Brampton to 2031. It is acknowledged that these forecasts are now out of date and will be revised to reflect the most up-to-date population and employment forecasts from the 2019 Growth Plan and 2022 RPOP.

The site is identified as a *Gateway Mobility Hub*, and both Steeles Avenue and Hurontario/Main Street South are designated as *Primary Intensification Corridors*. Consistent with the RPOP, the Brampton Official Plan mapping and policies indicate that this is a priority site for intensification. The land use designation of the Shoppers World Brampton shopping centre is *Regional Retail*, a designation that acknowledges the current and future role of the site as a regional shopping destination. Policy 4.3.2.11 of the Brampton Official Plan permits the phased development of *Regional Retail* sites.

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Section 5.17 of the Brampton Official Plan contains the policies and evaluation criteria for consents (severances). The Brampton Official Plan permits consents when it is clear that a plan of subdivision is not necessary, and provided that the site to be severed is compatible with present and potential parcels in adjacent areas, can be serviced by public water and sanitary sewers and provided that the consent conforms to any relevant policies of the Brampton Official Plan (Policies 5.17.1-6).

The proposed consent conforms to the policies of the Brampton Official Plan including the criteria in Policies 5.17.7 through 5.17.15. The creation of a new lot to facilitate the proposed redevelopment will achieve the overall intent and objectives of the Brampton Official Plan including the intensification objectives for *Gateway Mobility Hubs*.

#### Hurontario-Main Street Corridor Secondary Plan

The Hurontario-Main Corridor Secondary Plan (“the Secondary Plan”) was approved by Brampton City Council on March 8, 2017, and adopted as Amendment no. 124 to the Brampton Official Plan (Chapter 55). The Secondary Plan includes land use, transportation, and urban design policies to guide the area’s transformation from auto-oriented, single use commercial to a mixed use, higher density, and transit-oriented community.

The Secondary Plan maintains the Regional Retail designation of the Official Plan (Schedule A, see Figure 5). It recognizes that the site will continue to play an important Regional shopping role, while promoting a new form of major retail that is integrated into mixed use developments. The plan provides density requirements and height maximums which supersede those contained within the parent policies of the Brampton Official Plan.

The Secondary Plan does not contain policies that pertain to consent applications. The proposed consent to sever will facilitate the first phase of a larger master-planned redevelopment that implements the policies and objectives of the Hurontario-Main Street Corridor Secondary Plan.

#### Zoning By-law 270-2004, as amended by Zoning By-law 228-2020

Site-specific zoning by-law 228-2020 establishes the development standards for the entirety of the Shoppers World Brampton redevelopment. The site is zoned Hurontario Mixed Use 1 (HMU1-3008). The HMU1-3008 does not prescribe a minimum or maximum lot frontage, depth, or area. Site Plan Application no. SPA-2022-0120 provides detailed drawings and technical studies to demonstrate that the proposed lot is serviceable and developable in accordance with the applicable zoning standards.



#### Conclusion

It is our opinion that the proposed consent to sever meets the criteria of Section 51(24) of the Planning Act, as prescribed in Section 53(12). The new lot will facilitate the creation of transit-supportive, high density built form that conforms to the Growth Plan, Region of Peel Official Plan, Brampton Official Plan, and the Hurontario-Main Street Corridor Secondary Plan and complies with Zoning By-law 228-2020.

Throughout the development approvals process for the rezoning, draft plan of subdivision, and Phase 1A site plan applications, RioCan and the Project Team have maintained frequent communication with City and Regional Staff and have worked to proactively address any concerns in a collaborative fashion. We are very excited to see RioCan break ground on the first phase of this transformative project, and it is our professional planning opinion that the consent to sever application is good planning and in the public interest, and should be approved.

#### **SUBMISSION DETAILS**

The enclosed materials are provided in accordance with the submission requirements detailed on the Committee of Adjustment's website

1. Consent to Sever Application Form, dated August 8, 2022;
2. Site Plan, prepared by BDP Quadrangle and dated June 10, 2022;
3. Lot severance sketch, prepared by JD Barnes and dated August 2, 2022;
4. Meeting Minutes from July 13, 2022 meeting with City and Regional Staff;
5. List of Encumbrances.

\* The consent application fee in the amount of \$4,119 will be paid by the client upon receipt of a file number for the application.

We trust the above materials provide the information required to adequately evaluate the application. We look forward to our continued working relationship with all City departments, agencies and stakeholders as we work through the approvals process.

Yours very truly,

**Shonda Wang, MCIP RPP**  
Principal  
SvN Architects + Planners

**Kelly Graham, MCIP RPP**  
Senior Planner

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Toronto, Ontario, M5C 1K9

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\* Fees for the City of Brampton and Region of Peel are included with this application.





C: Stuart Craig, RioCan Management Inc  
Alan Parsons, City of Brampton  
Lina Al-Dajani, SvN Architects + Planners  
Anna Madeira, BDP Quadrangle  
Joel Farber, Fogler Rubinoff

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

APPLICATION NUMBER: "B"2022-0011

The personal information collected on this form is collected pursuant to subsection 53(2) 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  
Consent  
(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a)

Name of Owner/Applicant

Stuart Craig, 1388688 Ontario Inc.

(print given and family names in full)

Address

2300 Yonge Street, Suite 500, Toronto, ON

Phone #

416-847-8001

Fax #

Email

scraig@riocan.com
- (b)

Name of Authorized Agent

Kelly Graham, SvN Architects + Planners

Address

110 Adelaide Street East, Toronto, ON

Phone #

416-583-1529

Fax #

Email

kgraham@svn-ap.com
2.

The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify:

To create a new lot along with the associated access and servicing easements over the existing driveway to facilitate the development of the first phase of the Shoppers World Brampton master plan. Access and servicing are being reviewed as part of site plan application no. SPA-222-0120.
3.

If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

N/A
4.

Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street

Main Street South

Number

499

b) Concession No.

1 WHS

Lot(s)

Part of Lots 1 and 2

c) Registered Plan No.

Lot(s)

d) Reference Plan No.

Plan 43R-7534 Part 1

Lot(s)

e) Assessment Roll No.

022 04701 0000; 022 04800 0000

Geographic or Former Township

Chinguacousy
5.

Are there any easements or restrictive covenants affecting the subject land?

Yes

No

Specify:

Future easement for Regional sanitary sewer along west property line



6. Description of severed land: (in metric units)

a) Frontage 55 metres Depth 127 metres Area 0.65 hectares

b) Existing Use Vacant Proposed Use Residential

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) No existing structures  
(proposed) Two 35-storey residential towers with 5 levels of underground parking, a new private driveway, and landscaped amenity space

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?  
N/A

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): \_\_\_\_\_

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>

Other (specify): \_\_\_\_\_

7. Description of retained land: (in metric units)

a) Frontage 540 m Depth 370 m Area 21.45 hectares

b) Existing Use Commercial Proposed Use No change

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) 1 enclosed shopping centre and 3 ancillary commercial buildings  
(proposed) No change

d)	Access will be by:	Existing	Proposed
	Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
	Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
	Regional Road	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
	Private Right of Way	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

N/A

f)	Water supply will be by:	Existing	Proposed
	Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

g)	Sewage disposal will be by:	Existing	Proposed
	Publicly owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Privy	<input type="checkbox"/>	<input type="checkbox"/>
	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>HMU1-3008</u>	<u>HMU1(H)-3008, 3009, 3010</u>
Official Plans		
City of Brampton	<u>Regional Retail</u>	<u>Regional Retail</u>
Region of Peel	<u>Urban System</u>	<u>Urban System</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☒ No ☐

File # 21T-19021B Status/Decision Open

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_



11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment	OZS-2019-0009	ApprovedTown
Minister's Zoning Order		
Minor Variance		
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21T-19021B	Under Review

12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☒ No ☐
13. Is the subject land within an area of land designated under any Provincial Plan?  
The subject land is in a built up area and on a priority transit corridor under the Growth Plan for the Greater Golden Horseshoe  
Yes ☒ No ☐
14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☒ No ☐
15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the Town of Collingwood  
this 8th day of August, 2022.

Kelly Graham  
Signature of Applicant, or Authorized Agent, see note on next page

Check box if applicable:  
☐ I have the authority to bind the Corporation

#### DECLARATION

I, Kelly Graham of the City of Toronto  
in the County/District/Regional Municipality of Toronto solemnly declare that all the statements contained in the application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the Town of Collingwood  
in the County of Simcoe  
this 8th day of August, 2022.

Kelly Graham  
Signature of applicant/solicitor/authorized agent, etc.

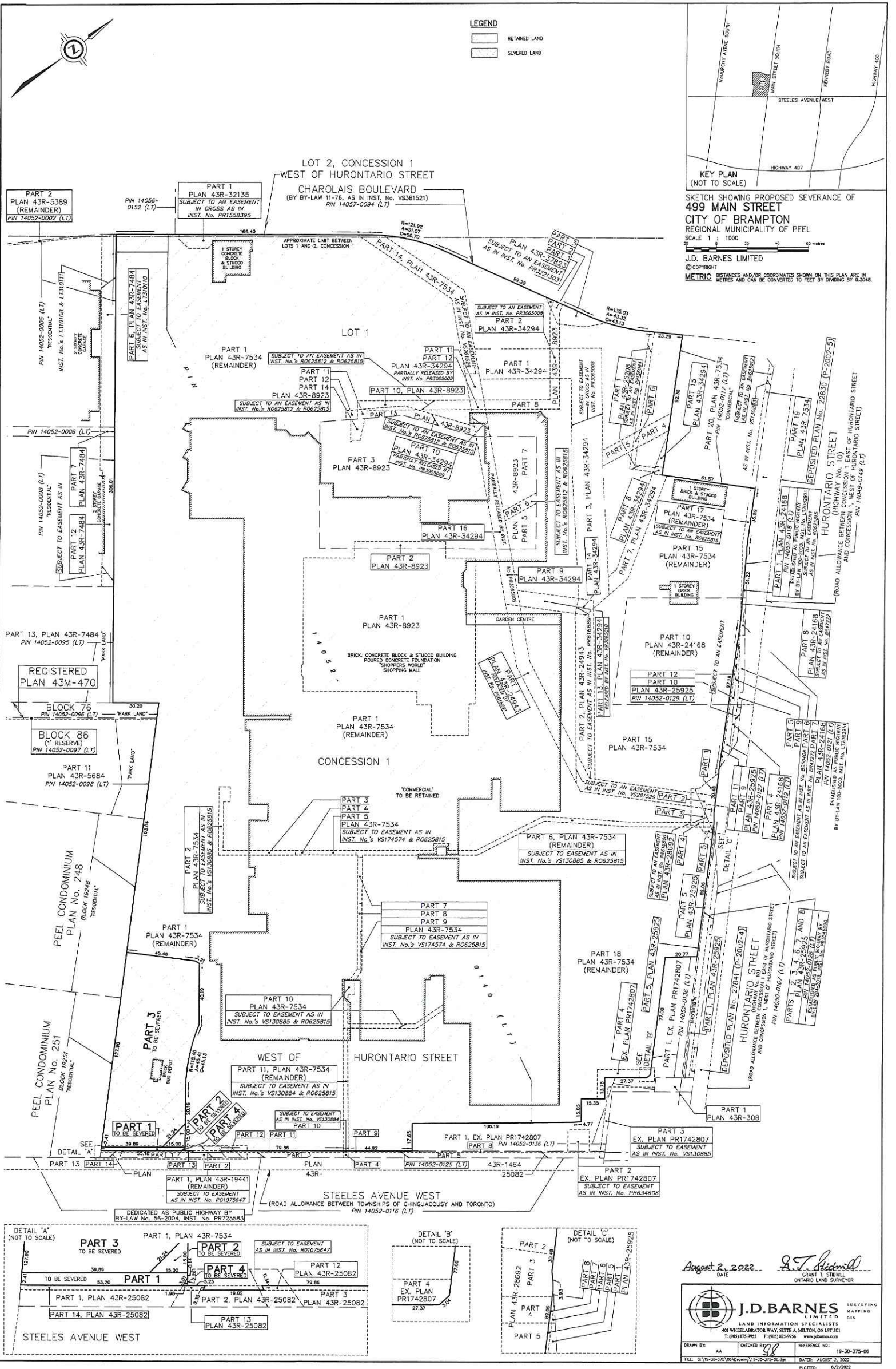
Submit by Email

Christopher Michael Sargent  
Signature of a Commissioner, etc.

FOR OFFICE USE ONLY - To Be Completed By the Zoning Division	
This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.	
<u>L Barbuto</u> Zoning Officer	<u>August 11, 2022</u> Date

DATE RECEIVED August 11, 2022  
Date Application Deemed Complete by the Municipality

Christopher Michael Sargent  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the Town of Collingwood.  
Expires June 26, 2023



LEGEND

- RETAINED LAND
- SEVERED LAND

KEY PLAN (NOT TO SCALE)

SKETCH SHOWING PROPOSED SEVERANCE OF 499 MAIN STREET CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 1000

J.D. BARNES LIMITED

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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DETAIL 'A' (NOT TO SCALE)

PART 3 TO BE SEVERED

PART 1, PLAN 43R-7534

PART 2 TO BE SEVERED

PART 4 TO BE SEVERED

PART 12, PLAN 43R-25082

PART 1, PLAN 43R-25082

PART 2, PLAN 43R-25082

PART 3, PLAN 43R-25082

PART 14, PLAN 43R-25082

PART 13, PLAN 43R-25082

STEELES AVENUE WEST

DETAIL 'B' (NOT TO SCALE)

PART 4 EX. PLAN PR1742807

27.37

DETAIL 'C' (NOT TO SCALE)

PART 2

PART 3

PART 4

PART 5

PART 6

PART 7

PART 8

PART 9

PART 10

PART 11

PART 12

PART 13

PART 14

PART 15

PART 16

PART 17

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PART 92

PART 93

PART 94

PART 95

PART 96

PART 97

PART 98

PART 99

PART 100

August 2, 2022

DATE

R.T. BARNES

GRANT T. STOWELL

ONTARIO LAND SURVEYOR

J.D. BARNES

LAND INFORMATION SPECIALISTS

400 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1

T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: AA

CHECKED BY: JDB

DATE: 19-30-375-06

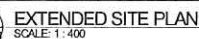
FILE: G:\19-30-375\06\19-30-375-06.dwg

DATED: AUGUST 2, 2022

REFERENCE NO.

PLOTTED: 6/2/2022





- | Date | No. | Description |
|------|-----|-------------|
|------|-----|-------------|

REVISION RECORD

2022-06-20	Issued for Site Plan Approval
------------	-------------------------------

## ISSUE RECORD



**Quadrangle Architects Limited**  
901 King Street West, Suite 701 Toronto, ON M5V 3H5  
t 416 598 1243 www.bdpquadrangle.com

Shoppers World Brampton  
Phase 1A

for  
1388688 Ontario Ltd. (RioCan  
Management Inc.)

19091 1:400	SA	MS
PROJECT SCALE	DRAWN	REVIEWED

Extended Site Plan

A101.A.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.





PROJECT STATISTICS SUMMARY	
Municipal Address:	N/A
Lot Area (sqm)	6,494.2
Zoning By-law 270-2004, as amended by By-law 228-2020 and By-law 45-2021	
Established Grade:	211.45
(By-law 270-2004, defines a "level" as the finished ground surface at the midpoint of each of the outside walls of any building or structure)	
Building Height Tower A (Storeys):	35
Building Height Tower B (Storeys):	35
(Excl. Mech. Penthouse)	
Tower A Height above Established Grade:	114.25m
Tower B Height above Established Grade:	114.55m
(Excl. Mech. Penthouse)	
Total GFA - Residential Uses	49,658.3
Floor Space Index (FSI)	7.99
Number of Residential Suites	759
Total Residential Interior Amenity Space Provided	1,184
Total Residential Outdoor Amenity Space Provided	1,510
Vehicular Visitor Parking Total Required	152
Vehicular Visitor Parking Total Provided <sup>1</sup>	76
Vehicular Residential Parking Total Required	0
Vehicular Residential Parking Total Provided	536
Bicycle Parking Total Required	456
Bicycle Parking Total Provided	490
Total Loading Spaces Required	0
Total Loading Spaces Provided	2

3  
A102.S

STATISTICS - SUMMARY

The Statistics below are based on requirements as per the Ontario City of Brampton By-law 270-2004, as amended by By-law 228-2020 and By-law 45-2021	
By-law 270-2004 and Amendments	
The parking spaces and loading spaces in this table are fully provided by BDA Group	
VEHICULAR PARKING	Required: 428, Provided: 428
	Residential: 428, Visitor: 0
	Visitor (2.2 parking units): 0, Total: 428
	TOTAL: 428
Not included in the TOTAL above:	
Number of Additional Parking Spaces	10
Number of Additional Loading Spaces	2
VEHICULAR PARKING LOCATION	Required: 428, Provided: 428
	Level: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
	TOTAL: 428
	Not included in the TOTAL above:
	Number of Additional Parking Spaces: 10, Number of Additional Loading Spaces: 2
VEHICULAR PARKING LOCATION	Required: 428, Provided: 428
	Level: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
	TOTAL: 428
	Not included in the TOTAL above:
	Number of Additional Parking Spaces: 10, Number of Additional Loading Spaces: 2
VEHICULAR PARKING LOCATION	Required: 428, Provided: 428
	Level: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194





Shoppers World Brampton // Phase 1A Severance  
Meeting with City of Brampton

Meeting Date July 13, 2022

Held At Microsoft Teams (virtual)

Issued On August 3, 2022

Report No. 001

File No. 42043

Participants	City of Brampton			Project Team		
	David Vanderberg	DV	Development Planning	Stuart Craig	SC	RioCan
	Kelly Henderson	KH	Development Planning	Heidi Green	HG	RioCan
	David Monaghan	DM1	Transportation	Samantha Bajc,	SB	RioCan
	Olti Metiri	OM	Engineering	Lina Al-Dajani	LD	SvN
	Anthony-George D'Andrea	AG	City Legal	Kelly Graham	KG2	SvN
	David Mana	DM1	Building	Anna Madeira	AM2	BDP Quadrangle
	Peter Thomson	KC	Building	Joel Farber	JF	Fogler Rubinoff
	Mana Zavalat	MZ	Building	David Di Iorio	DI	Counterpoint
	Ken Greenberg	KG	City Advisor	Amy Jiang	AJ	BA Group
	Region of Peel					
	Paul Leuwkowicz	PL	Planning	Hashim Hamdani	HH	Transportation
	Harry Wessels	HW	Planning	Sean Carrick	SC	Transportation
	Bob Lipka	BL	Regional Works	Alexandra Maria	AM	
	Bernadette Sniatenchuk	BS	Regional Works			



Shoppers World Brampton // Phase 1A Severance  
Meeting with City of Brampton

Item	Action
<p>1.0 Opening Remarks and Meeting Objectives</p> <p>SC provided an update on the project and RioCan's objectives, including the need for a registered lot for Phase 1A by the end of 2022.</p> <ul style="list-style-type: none"><li>The first phase of the project is going to be the kick-off for the larger master plan, however there are a number of challenges associated with undertaking this project while maintaining a functional shopping centre</li><li>Retention of a grocery store is a priority for RioCan – ongoing leasing discussions with Oceans</li></ul>	
<p>2.0 Project Timeline</p> <p>KG provided an overview of the project schedule.</p> <ul style="list-style-type: none"><li>Submission of severance application by Aug 10</li><li>Sept 13 Committee of Adjustment</li><li>Registration by end of 2022 (target October)</li><li>Draft Plan of Subdivision resubmission in December</li></ul>	
<p>3.0 Severance Line</p> <p>KG displayed a slide with the site plan overlaid with the proposed severance line and identification of lands to be dedicated for road widening/daylight triangle.</p> <ul style="list-style-type: none"><li>BS: Sanitary sewer easement along west property line should be shown on severance sketch/R-Plan</li><li>SC/HH: Questioned width of Steeles road widening dedication</li><li>JF: Region's dedication can be resolved as a condition of SPA</li><li>SC: Would like the severance to be as simple and clean as possible, and request that land dedication conditions be moved to SPA or PoS</li></ul>	<p>BA Group to prepare functional design and submit to Region as part of next SPA submission</p>
<p>4.0 Access and Parking</p> <p>KG described interim and ultimate condition for the private street/shared driveway and future Street 2, showed proposed fire route, and described parking sharing proposal.</p> <ul style="list-style-type: none"><li>DM: where/how will visitor parking be provided when site is built out, as proposed the two buildings would not have their own visitor parking?</li><li>SC: Expect that over time car use will decline, less demand for parking, which will allow for provision of some visitor spaces underground. This is an interim condition, do not want to over-supply parking in the first phase.</li><li>DM: We will need to see this enshrined in conditions and with agreements for shared parking across the whole site. A variance will be required because parking is not provided on the site.</li></ul>	<p>SvN to address lack of on-site visitor parking in future minor variance application</p> <p>Public access easement to be addressed through plan of subdivision</p>



## Shoppers World Brampton // Phase 1A Severance Meeting with City of Brampton

- DM: Please submit plan with severance line in the ultimate condition to show how it follows the road ROW.
- DM: City will require a public access easement for the drive aisle between Steeles and Charolais.

### 5.0 Servicing

*DI presented the proposed approach to servicing in the interim and ultimate condition. Further detail is provided in the servicing report submitted with the site plan application.*

DI to follow up directly with the Region and Public Works dept to discuss servicing

- Servicing along ultimate alignment as far as possible, then under private driveway
- Water and sanitary connect to Steeles, storm to private
- BS noted that easements would be required for public services on private property
- PT noted that OBC does not permit shared private services
- DI: storm outlet is at Main & Bartley Bull, not possible to do a whole new connection, is it possible to enter into a shared services agreement?
- PT: this would need to be resolved before the Building Dept can support the severance

### 6.0 Site Transition Strategy

*KG summarized the interim and ultimate conditions and referred participants to the site transition strategy submitted with the site plan application.*

### 7.0 Minor Variance

*The current proposal necessitates variances to building height and visitor parking. A minor variance application will be prepared concurrently with the second site plan submission.*



## SCHEDULE

### LIST OF PERMITTED ENCUMBRANCES

#### **PIN 14052-0140 (LT)**

1. Order approving the application by The Corporation of the Town of Brampton for annexation to the Town of Brampton parts of the Township of Chinguacousy, in the County of Peel, more particularly described in By-law 1706 of The Corporation of the Town of Brampton, registered on May 24, 1960 as Instrument No. CH27651.
2. Transfer of Easement in favour of The Hydro-Electric Commission of The Town of Brampton registered on May 29, 1963 as Instrument No. BR47272.
3. Bylaw No. 2051 of The Corporation of the Town of Brampton designating the property as area within the subdivision control in accordance with Section 26 of *The Planning Act*, registered on May 26, 1965 as No. BL970.
4. Notice of Lease in favour of Reitman's (Ontario) Limited registered on July 9, 1969 as Instrument No. VS113931.
5. Transfer of Easement in favour of The Hydro-Electric Commission of the Town of Brampton and The Corporation of the Town of Brampton registered on January 9, 1970 as Instrument No. VS130883.
6. Transfer of Easement in favour of The Hydro-Electric Commission of the Town of Brampton and The Corporation of the Town of f Brampton registered on January 9, 1970 as Instrument No. VS130884.
7. Transfer of Easement in favour of The Hydro-Electric Commission of the Town of Brampton and The Corporation of the Town of Brampton registered on January 9, 1970 as Instrument No. VS130885.
8. Transfer of Easement in favour of The Hydro-Electric Commission of the Town of Brampton and The Corporation of the Town of f Brampton registered on June 28, 1971 as Instrument No. VS174574.
9. Notice of Lease in favour of S.S Kresge Company Limited registered on September 8, 1971 as Instrument No. VS183222, as assigned to Target Canada Co. by an Assignment of Lessee's Interest in Lease registered on May 27, 2011 as Instrument No. PR2010037 and related instruments being a Land Registrar's Order registered January 28, 2011 as Instrument No. PR1955704 deleting from PIN 14052-0117 to 14052-0119 and adding to PIN 14052-0125 to 14052-0127 and 14052-0138, a change name application from S.S. Kresge Company Limited to Zellers Inc. registered on May 27, 2001 as Instrument No. PR2010036, and an Application by Target Canada Co. confirming the lease which can exceed 50 years and payment of land transfer (upon the registration of Instrument No. PR2010037), registered on May 27, 2011 as Instrument No. PR2010038.

10. Notice of Lease in favour of Camerama Limited registered on February 28, 1973 as Instrument No. VS250492, as assigned by a Notice of Assignment of Lessee's Interest in Lease in favour of Eddie Black's Limited registered on November 21, 1975 as Instrument No. VS374127.
11. Transfer of Easement in favour of The Corporation of The Town of Brampton registered on May 18, 1973 as Instrument No. VS261529, as partially released by The Regional Municipality of Peel in respect of Part 1 on Reference Plan 43R-24943, registered on April 2, 2004 as Instrument No. PR616891, and a further release by a Transfer, Release and Abandonment by The Regional Municipality of Peel and The Corporation of the City of Brampton in respect of Parts 9, 10, 11, 12 and 16 on Reference Plan 43R-34294 registered on January 18, 2017 as Instrument No. PR3065009.
12. Notice of Lease in favour of Bank of Montreal registered on September 4, 1973 as Instrument No. VS279582, as amended by a Notice registered on August 20, 1993 as Instrument No. RO1045598, as further amended by a Notice of Lease Amending Agreement registered on February 19, 2001 as Instrument No. PR46680 and Application by 1388688 Ontario Limited registered on August 25, 2003 as Instrument No. PR489666 and further amendments each registered on December 13, 2005 as Instrument No. PR981740 and on February 3, 2012 as Instrument No. PR2146555 and as further amendment by an Application made by 1388688 Ontario Limited registered on February 6, 2014 as Instrument No. PR2496662.
13. Agreement made between Kesmark Ltd., Simpsons Limited and Pensionfund Realty Limited relating to an operating agreement dated as of August 5, 1981, registered on May 9, 1975 as Instrument No. VS350855, as amended by Agreement registered on January 15, 1980 as Instrument No. RO539760.
14. Notice of Security Interest registered by Federal Business Development Bank against Karen Blush in respect of collateral affixed to the lands registered on August 15, 1978 as Instrument No. RO485492.
15. Notice of Lease made between Kesmark Ltd, as landlord, and Eddie's Black Limited registered on September 17, 1980 as Instrument No. RO558623.
16. Re-zoning Site Plan Agreement made between Kesmark Ltd., The Corporation of the City of Brampton and The Regional Municipality of Peel registered on October 20, 1980 as Instrument No. RO561622.
17. Agreement (replaced with Notice of Lease) is an assignment of a lease (originally registered on July 22, 1981 as Instrument No. 585676) made between 445971 Ontario Limited, as assignor, and 486060 Ontario Limited, as assignee, registered on September 15, 1981 as Instrument No. RO586475.
18. Notice of Sublease made between Kesmark Ltd., as landlord, and Ostrandors Jewellers Limited, as tenant, registered on January 20, 1982 as Instrument No. RO600421.



19. Notice of Lease in favour of Canadian Imperial Bank of Commerce registered on September 8, 1982 as Instrument No. RO618530 which was partially surrendered by an Application made by 1388688 Ontario Limited in respect of the "Surrendered Lands" as defined therein registered on August 25, 2003 as Instrument No. PR489674.
20. Notice of Lease in favour of The Second Cup Ltd. registered on November 12, 1982 as Instrument No. RO624115.
21. Agreement made between Kesmark Ltd., Simpsons Limited and Pensionfund Realty Limited relating to an operating agreement dated as of August 5, 1981, registered on November 30, 1982 as Instrument No. RO625828.
22. Notice of Lease made between Kesmark Ltd., as landlord, and Dominion Stores Ltd., as tenant, registered on January 21, 1983 as Instrument No. RO630505.
23. Notice of Lease in favour of Suleiman A.Coovadia and Fatima Coovadia cob Veshne Boutique registered on February 23, 1983 as Instrument No. RO633499.
24. Notice of Lease between Kesmark Ltd., as lessor, and Zellers Inc., as tenant, registered on November 16, 1983 as Instrument No. RO664076.
25. Notice of Lease in favour of Suzy Shier (Canada) Ltd. registered on November 29, 1983 as Instrument No. RO665475.
26. Notice of Lease in favour of Canada Safeway Ltd. registered on January 25, 1984 as Instrument No. RO670613, as amended by a Lease Amending Agreement registered on July 29, 1987 as Instrument No. RO810645, and as assigned in favour of The Oshawa Group Limited registered on August 4, 1999 as Instrument No. LT1973057 and related Application to Change Name from 629090 Ontario Limited, 629091 Ontario Limited, 629092 Ontario Limited, 629097 Ontario Limited, 629097 Ontario Limited, 629099 Ontario Limited, 629103 Ontario Limited and 629109 Ontario Limited to The Oshawa Group Limited registered on August 4, 1999 as Instrument No. LT1973056 and further change name application to Sobeys Capital Incorporated registered on August 29, 2003 as Instrument No. PR493832.
27. Transfer of Easement in favour of Bell Canada registered on July 30, 1984 as Instrument No. RO688860 and Quit Claim by Bell Canada confirming it no longer requires the said easement registered on February 7, 1992 as Instrument No. RO997060.
28. Charge of Lease by Barakat, Barakat and Laila Barakat registered on October 10, 1984 as Instrument No. RO695768.
29. Assignment of Lease in favour of New Dominion Stores, Inc. registered on February 7, 1986 as Instrument No. RO742679.
30. Notice of Lease in favour of Zellers Inc. registered on March 5, 1986 as Instrument No. RO745247.



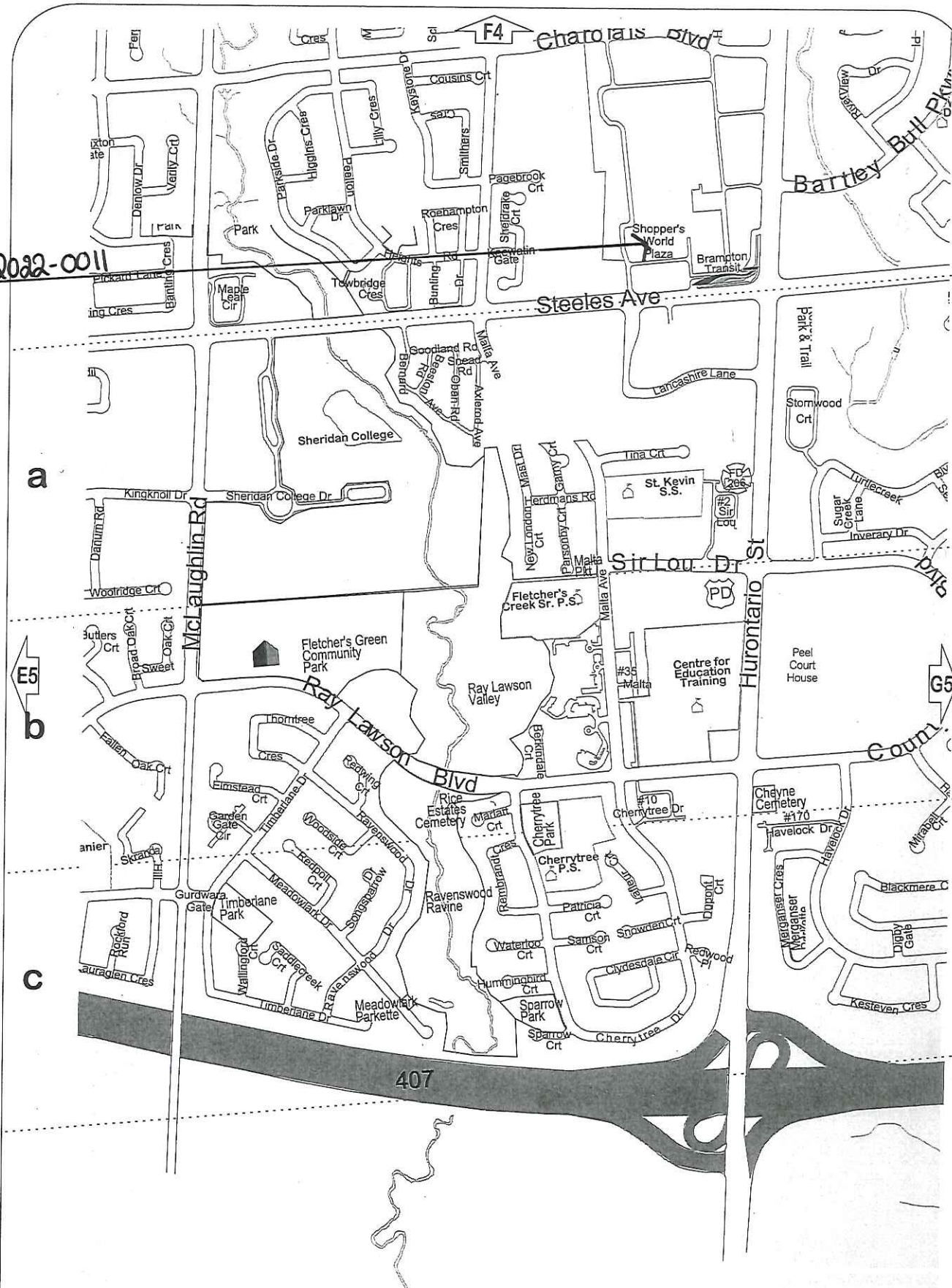
31. Notice of Lease in favour of Reitmans Inc. registered on August 26, 1986 as Instrument No. RO766129 and related change name application to Reitmans (Canada) Incorporated registered on October 1, 2003 as Instrument No. PR516055.
32. Notice of Security Interest made between Rizzo & Rizzo Shoes Limited, as debtor, (as assignee of The Shoe Shoppe Limited), and Dylex Limited as secured party, wherein a security interest has been created in certain items of collateral which have become fixtures with respect to the property registered on May 19, 1989 as Instrument No. RO894688.
33. Notice of Lease by Bramalea Limited in favour of Bell Canada registered on May 27, 1993 as Instrument No. RO1038311.
34. Notice of Lease by Bramalea Limited in favour of Reitmans Inc. registered on January 25, 1994 as Instrument No. RO1057062.
35. Transfer of Easement in favour of The Regional Municipality of Peel registered on September 22, 1994 as Instrument No. RO1075647.
36. Notice of Airport Zoning Regulations by Her Majesty The Queen In Right of The Department of Transport Canada registered on March 27, 2000 as Instrument No. LT2057426.
37. Notice of Agreement made between 1388688 Ontario Limited and The Corporation of the City of Brampton registered on October 3, 2000 as Instrument No. LT2133785, as amended by a Notice of Agreement by The Corporation of the City of Brampton registered on March 28, 2003 as Instrument No. PR412353.
38. Notice of Lease by 1388688 Ontario Limited in favour of Nia'roo Optical Inc. registered on February 14, 2001 as Instrument No. PR44795.
39. Notice of Agreement made between 1388688 Ontario Limited and The Corporation of the City of Brampton registered on February 20, 2001 as Instrument No. PR46852.
40. Notice of Lease by 1388688 Ontario Limited in favour of Winners Apparat Ltd. registered on March 12, 2001 as Instrument No. PR54532, , as assigned in favour of WMI-1 Holding Company by an Assignment of Lessee's Interest in Lease registered on February 9, 2004 as Instrument No. PR587938 and related Application to Change Name from Winners Apparel Ltd. (and correcting Winners Apparat Ltd.) to Winners Merchants Inc. registered on August 16, 2001 as Instrument No. PR122974 and a further Application to Change Name to WMI-99 Holding Company registered on February 9, 2004 as Instrument No. PR587935.

41. Transfer of Easement from 1388688 Ontario Limited in favour of Hydro One Brampton Networks Inc. registered on October 22, 2001 as Instrument No. PR156084.
42. Notice of Lease made between 1388688 Ontario Limited and The TDL Group Ltd. registered on January 4, 2002 as Instrument No. PR186642, as amended by a Notice Amending Lease by The TDL Group Corp./Groupe TDL Corporation registered on November 20, 2014 as Instrument No. PR2634302 and related change name application to The TDL Group Corp. registered on November 25, 2003 as Instrument No. PR547217.
43. Notice of Lease by 1388688 Ontario Limited in favour of Moores The Suit People Inc. registered on May 23, 2002 as Instrument No. PR247353.
44. Notice of Lease by Canadian Tire Real Estate Limited registered on June 12, 2003 as Instrument No. PR448743.
45. Transfer of Easement in favour of The Regional Municipality of Peel registered on April 2, 2004 as Instrument No. PR616889, as partially released in respect of Part 13 on Reference Plan 43R-3429 by a Transfer, Release and Abandonment registered on January 18, 2017 as Instrument No. PR3065010.
46. Transfer of Easement in favour of The Corporation of the City of Brampton registered on April 2, 2004 as Instrument No. PR616890.
47. Notice of Lease by 1388688 Ontario Limited in favour of Woodwyn Investments Inc. registered on November 12, 2004 as Instrument No. PR753529.
48. Transfer of Easement from 1388688 Ontario Limited in favour of The Corporation of the City of Brampton registered on October 28, 2008 as Instrument No. PR1558395.
49. Notice of Lease by 2147959 Ontario Inc. registered on December 3, 2008 as Instrument No. PR1577934.
50. Plan Expropriation by The Corporation of the City of Brampton as to Parts 1, 2 and 3 as to lands and Part 4 as to easement registered on November 27, 2009 as Instrument No. PR1742807.
51. Notice of Site Plan Agreement by The Corporation of the City of Brampton registered on November 23, 2011 as Instrument No. PR2111700, as amended by a Notice of Site Plan Amending Agreement registered on February 1, 2017 as Instrument No. PR3073561.
52. Notice of Security Interest by Navigate Capital Corporation in respect of Peeriess Boiler Iew 399 and two (2) 200 gallon storage tanks with all accessories, attachments and installation registered on April 18, 2013 as Instrument No. PR2357319.
53. Land Registrar's Order by Peel Land Registry Office (No. 43) amending the legal description registered on September 11, 2014 as Instrument No. PR2597772.



54. Notice of Lease in favour of Good Life Corporation registered on October 28, 2014 as Instrument No. PR2621706.
55. Notice of Lease by Brewers Retail Inc. registered on July 18, 2016 as Instrument No. PR2950688 expiring on November 20, 2021.
56. Transfer of Easement in favour of The Regional Municipality of Peel and The Corporation of the City of Brampton registered on January 18, 2017 as Instrument No. PR3065008.
57. Notice of Lease by 1388688 Ontario Limited in favour of Giant Tiger Stores Limited registered on June 7, 2017 as Instrument No. PR3141099.
58. Construction Lien by 2247628 Ontario Ltd. in the original amount of \$53,588.00 against Xiao Feng Zhang, 9984500 Canada Inc. and 1388688 Ontario Limited registered on July 24, 2017 as Instrument No. PR3170058, as perfected by a Certificate of Action registered on September 6, 2017 as Instrument No. PR3197287.
59. Transfer of Easement from 1388688 Ontario Limited in favour of The Corporation of the City of Brampton registered on October 19, 2017 as Instrument No. PR3221303.
60. Land Registrar's Order amending the legal description to include Part 3 on Reference Plan 43R-11632 with respect to Easement No. RO688860 registered on November 20, 2018 as Instrument No. PR3410203.
61. Land Registrar's Order amending the property description to correct Instrument No. PR3064010 to Instrument No. PR3065010 due to typographical error at the time of document certification and entry in description registered on November 23, 2018 as Instrument No. PR3412121.
62. Application to Consolidate Parcels by 1388688 Ontario Limited registered on October 24, 2019 as Instrument No. PR3559025.
63. Notice of Lease by 1388688 Ontario Limited in favour of Luxottica of Canada Inc. registered on October 25, 2019 as Instrument No. PR3559690.
64. Subject to Easements noted in the thumbnail description for the property as Instrument Nos. RO625812, RO625815 and PR634606.

B-2022-0011



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