

APPLICATION # A-2022-0039
WARD #8

DEFERRED APPLICATION FOR MINOR VARIANCE

WHEREAS an **amended** application for minor variance has been made by **2441925 ONTARIO LTD.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 5, Concession 7 ND, Parts 1, 3, 5, 10, 17, 28 and 35 municipally known as **2 AUCTION LANE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with the proposed retained lot under Consent Application B-2022-0020:

1. To provide 302 parking spaces for both the severed and retained lots whereas the by-law requires a minimum of 584 parking spaces for both the severed and retained lots;
2. To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot whereas the by-law requires that where parking is required it shall be provided or maintained on the same lot as the use for which they are required or provided;
3. To permit a landscaped open space of 4.3 metres abutting Regional Road 107 (Queen Street) whereas the by-law requires a minimum landscaped open space of 6.0 metres abutting Regional Road 107;
4. To permit garbage and refuse not screened within an enclosure whereas the by-law requires garbage and refuse to be screened within an enclosure.

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: YES File Number: A-2022-0020

The Committee of Adjustment has appointed **TUESDAY, January 24, 2023 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, the Minister, a specified person or a public body.

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 5th Day of January, 2023

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

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 **January 24, 2023** 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, January 19, 2023.**

- 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 or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
- 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, January 19, 2023.** 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 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.

October 18, 2022

A-2022-0039 (AMENDED)

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

Re: Consent and Minor Variance Applications – 2 Auction Lane, Brampton

I am writing to update the Committee of Adjustment applications submitted for 2 Auction Lane. As previously noted, minor variance application A-2022-0039 was submitted to the Committee of Adjustment on behalf of the owner of 2 Auction Lane (the "Subject Property"). This application was deferred at the March 29, 2022 Committee of Adjustment hearing with the requirement that the application return to the Committee no later than December 6, 2022. The Subject Property is currently occupied by a 2-storey banquet hall with a total gross floor area of 2,398.53 m² (25,817.56 ft²) and a large surface parking area. The Owner is proposing to construct a new 8-storey office building with 2 levels of underground parking while retaining the banquet hall. These buildings and uses will also share the existing surface parking spaces.

Application A-2022-0039 requested the following minor variances:

- To provide 302 parking spaces on site whereas the by-law requires a minimum of 527 parking spaces;
- To permit a rear yard depth of 1.72m (5.64 ft.) to a proposed office building whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines;
- To permit a rear yard depth of 4.42m (14.50 ft.) to a proposed enclosed stairwell, whereas the by-law requires a minimum yard depth of 6.0m (19.68 ft.) to all lot lines.

Since the meeting where this application was heard and subsequently deferred by the Committee of Adjustment, the Owner has made the decision to sever the Subject Property with the banquet hall to remain on the retained lands and the new office building to be constructed on the severed lands. Therefore, application A-2022-0039 has been revised to reflect the minor variances required for the retained lands and a new minor variance application submitted for the severed lands, in conjunction with the consent application.

The following variances are now requested under application A-2022-0039 (retained lands):

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit parking provided on the adjacent severed lot to be used in conjunction with uses established on the retained lot;
- To permit minimum landscaped area 4.3 metres (6 metres required) along Queen Street; and
- To permit garbage and refuse storage not screened within an enclosure.

The following variances are requested under the new application for the severed lands:

- To permit a minimum parking requirement of 302 spaces to be shared among the severed and retained lands (584 spaces required);
- To permit minimum landscaped area of 3.25 metres (6 metres required) along Queen Street;
- To permit garbage and refuse storage not screened within an enclosure;
- To permit minimum lot area of 0.3344 ha;
- To permit minimum lot width of 43.7 m;
- To permit minimum east interior side yard setback of 1.72 m;
- To permit a rear yard setback of 4.5 m to the parking ramp;
- To permit maximum lot coverage of 36.5%; and
- To permit parking provided on the adjacent retained lot to be used in conjunction with uses established on the severed lot.

The proposed site plan for the Subject Property, consent reference plan and the reference plans showing the limits of the proposed severed and retained lands have been provided with these applications. The following documents have also been included:

- The updated traffic and parking study providing the justification for the requested parking variances;
- Copies of the previous minor variance decision and staff report on this property; and
- The proposed building elevations.

The proposed parking supply will be shared between the retained and severed lands and a reciprocal easement will be required for this parking arrangement. It is also anticipated that easements will be required for access and servicing, which will be established as part of the consent application.

Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,



Michael Barton, MCIP, RPP
President
MB1 Development Consulting Inc.
michael@mb1consulting.com
(905) 599-9973

October 18, 2022

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City of Brampton
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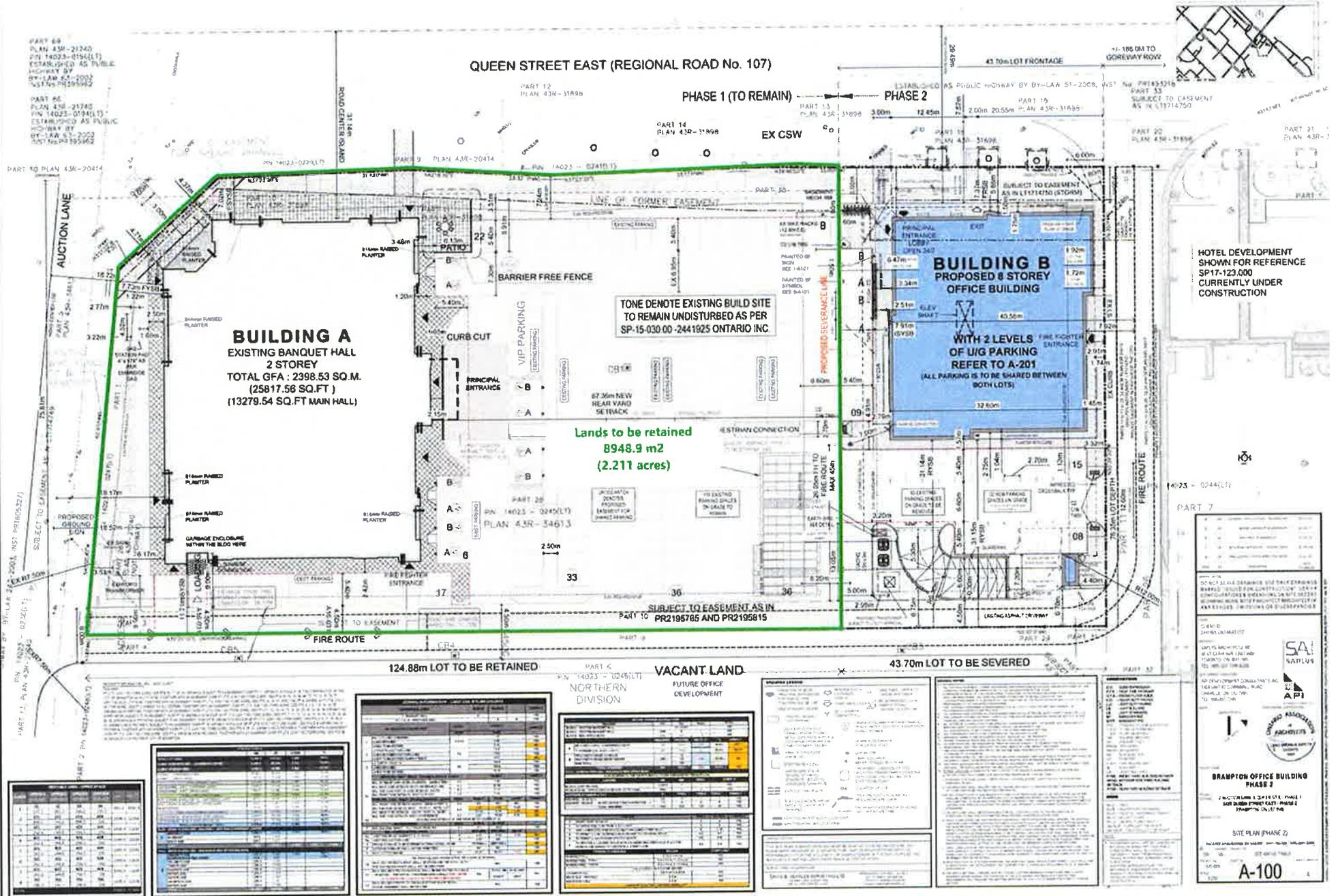
Please let me know any additional information required or questions you have with respect to these applications and/or the development proposal.

Regards,



Michael Barton, MCIP, RPP
President
MB1 Development Consulting Inc.
michael@mb1consulting.com
(905) 599-9973

OCTOBER 18 - REVISED



PART 66
PLAN 43R-21240
PIN 14023-0196(L1)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 67-2002
S27(1) P1955462

PART 66
PLAN 43R-21740
PIN 14023-0194(L1)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 67-2002
S27(1) P1955462

PART 10 PLAN 43R-20414

PART 12 PLAN 43R-0226(L1)

PART 2 PIN 14023-0246(L1)

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BRAMPTON OFFICE BUILDING PHASE 2
PHASE 1 & 2 PART 1 & 2
PHASE 2 PART 1 & 2
PHASE 2 PART 1 & 2

SITE PLAN PHASE 2
A-100



AMENDED PAGE 1
FILE NUMBER: A-2022-0039

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 2441925 Ontario Ltd (SUKH SANDHU)
Address 2494 Mississauga Road Mississauga L5H2L5
Phone # 416-898-9080 **Fax #** _____
Email sestate707@gmail.com

2. **Name of Agent** API Development Consultants inc. Bamard/ Natalia Garavito
Address 1464 Cornwall Rd, Oakville L6J 7W5 ON
Phone # 905 337 7249 Ext. 206/207 **Fax #** _____
Email dbarnard@apiconsultants.net/ngaravito@apiconsultants.net

3. **Nature and extent of relief applied for (variances requested):**

To allow the following: _____

1. Parking - Proposed 302, Where the Bylaw requires 527, Shortfall of 225 _____

2. Side Yard to the Exterior Exit Stair Enclosure - Proposed 4.42, where the Bylaw requires 6m _____

3. Side Yard - Proposed 1.72, where the Bylaw requires 6m _____

4. **Why is it not possible to comply with the provisions of the by-law?**

To allow the following:

1. Parking - A Parking Study was undertaken for the development which clearly supports the application. In short the cities bylaw does not speak to peak parking demands in relation to shared rates. So in considering this development we looked at the shared relations in peak demand in operation as well as proximity sites. Note Conference centers peak after 6 pm and Offices uses peak. The subject site is also in high transit route which is spoken to in the Official Plan.

2. Side Yard. The proposed exit stair location has been placed for best function to the building circulation.

3. Side Yard - The Building has been placed up against the Property line to work best with the existing parking. There is a Access easement buffer against the adjacent development which is the purpose of the 6m setback.

5. **Legal Description of the subject land:**
Lot Number Lot 5, Part 1,3.. 17,28,35 subject to easement as in PR2195765 and PR215815 PIN 14023-0247(LT), LT 1714750
Plan Number/Concession Number Plan 43R-21740 Concession 7
Municipal Address 2 Auction lane, Brampton On

6. **Dimension of subject land (in metric units)**
Frontage 75.8m
Depth 168.6m
Area 124738

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

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

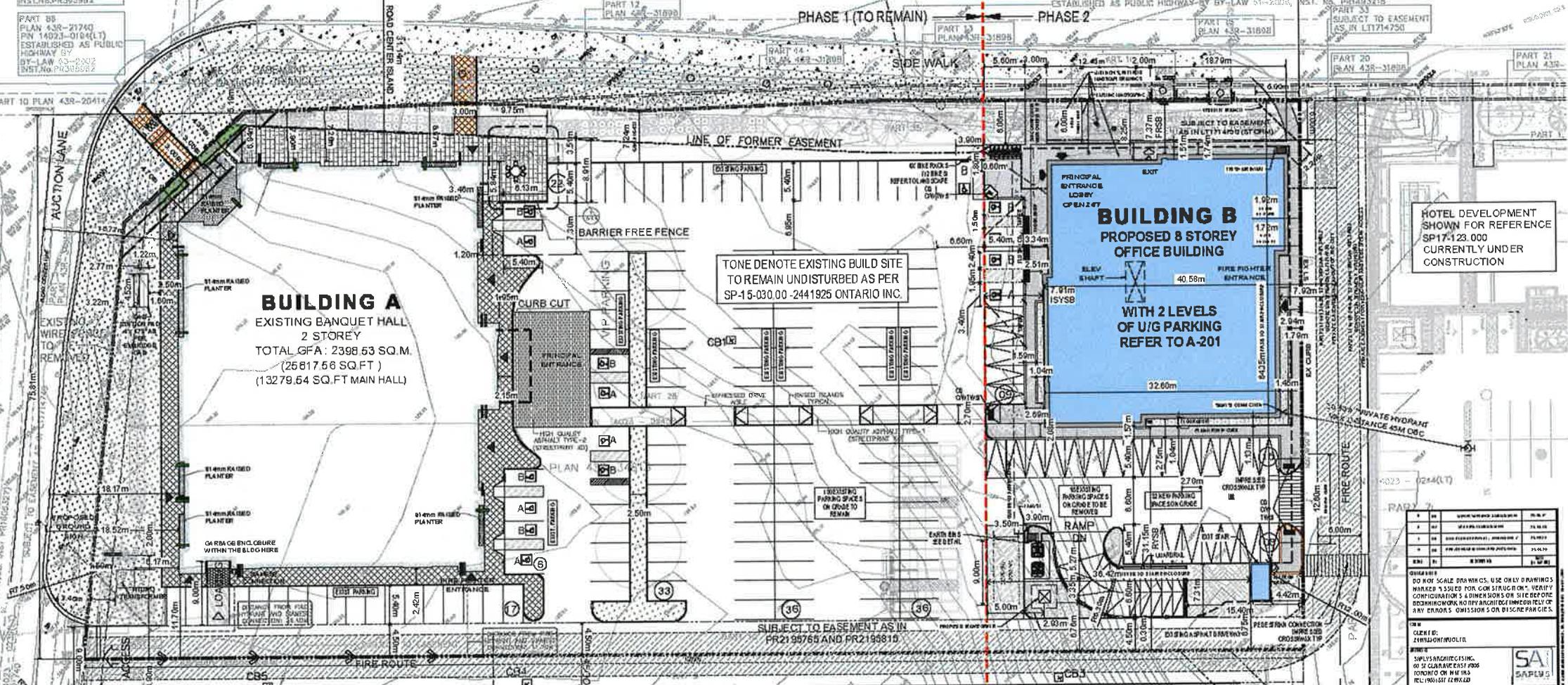
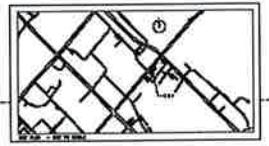
PART 09
PLAN 43R-21740
PIN 14023-0168(LT)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 63-2002
INST. NO. PR395561

PART 05
PLAN 43R-21740
PIN 14023-0164(LT)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 63-2002
INST. NO. PR395562

PART 10 PLAN 43R-20414

QUEEN STREET EAST (REGIONAL ROAD No. 107)

186.0M TO
GOREWAY ROW



HOTEL DEVELOPMENT
SHOWN FOR REFERENCE
SP17-123.000
CURRENTLY UNDER
CONSTRUCTION

TONE DENOTE EXISTING BUILD SITE
TO REMAIN UNDISTURBED AS PER
SP-15-030.00 - 244 1925 ONTARIO INC.

BUILDING A
EXISTING BANQUET HALL
2 STOREY
TOTAL GFA : 2398.53 SQ.M
(13279.64 SQ.FT MAIN HALL)

BUILDING B
PROPOSED 8 STOREY
OFFICE BUILDING
WITH 2 LEVELS
OF U/G PARKING
REFER TO A-201

OWNER'S NOTES:
DO NOT SCALE DIMENSIONS. USE ONLY DIMENSIONS
WHICH ARE ISSUED FOR CONSTRUCTION. VERIFY
CONFIGURATION & DIMENSIONS ON SITE BEFORE
BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF
ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT:
ZIMBARON HOLDINGS

DESIGNER:
SARVA ARCHITECTS INC.
60 ST CLAIR EAST ROAD
TORONTO ON M4T 1R3
TEL: 416-461-7878

SA
SARVA

API

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** 2441925 Ontario Ltd (SUKH SANDHU)
Address 2494 Mississauga Road Mississauga L5H2L5
Phone # 416-898-9080 **Fax #** _____
Email sestate707@gmail.com

2. **Name of Agent** API Development Consultants inc. Barnard/ Natalia Garavito
Address 1464 Cornwall Rd, Oakville L6J 7W5 ON
Phone # 905 337 7249 Ext: 206/207 **Fax #** _____
Email dbarnard@apiconsultants.net/ngaravito@apiconsultants.net

3. **Nature and extent of relief applied for (variances requested):**
 To allow the following:
 1. Parking - Proposed 302, Where the Bylaw requires 527, Shortfall of 225 _____
 2. Rear Yard - Proposed 4.5m at the Ramp to the underground, where the bylaw required 6.m _____
 3. Side Yard - Proposed 1.72, where the Bylaw requires 6m _____

4. **Why is it not possible to comply with the provisions of the by-law?**
 To allow the following:
 1. Parking - A Parking Study was undertaken for the development which clearly supports the application. In short the cities bylaw does not speak to peak parking demands in relation to shared rates. So in considering this development we looked at the shared relations in peak demand in operation as well as proximity sites. Note Conference centers peak after 6 pm and and Offices uses peak. The subject site is also in high transit route which is spoken to in the Official Plan.
 2. Rear Yard. The proposed ramp position has been placed for best function to the site.
 3. Side Yard - The Building has been placed up against the Property line to work best with the existing parking. There is a Access easement buffer against the adjacent development which is the purpose of the 6m setback.

5. **Legal Description of the subject land:**
Lot Number Lot 5, Part 1,3.. 17,28,35 subject to easement as in PR2195765 and PR215815 PIN 14023-0247(LT), LT 1714750
Plan Number/Concession Number Plan 43R-21740 Concession 7
Municipal Address 2 Auction lane, Brampton On

6. **Dimension of subject land (in metric units)**
Frontage 75.8m
Depth 168.6m
Area 124738

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.)

Existing 2 Storey Banquet Hall total GFA 2398.53 sm and Existing parking lot with 242 parking spaces.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The proposed is a 8 Storey Office Building with a total GFA of -10,185.4 sm. The office building will have 2 levels of underground parking and 32 surface parking for a total of 152 spaces. All Parking is to be shared with the Existing Banquet Hall, which will have 150 spaces remaining of its 242 space.

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	6.9
Rear yard setback	11.7
Side yard setback	113.7
Side yard setback	3.6

PROPOSED

Front yard setback	6.00
Rear yard setback	31.15 / 4.5m ramp
Side yard setback	1.72
Side yard setback	< 6m The existing Building is there

10. Date of Acquisition of subject land: March 30, 2015

11. Existing uses of subject property: Commercial/Banquet Hall

12. Proposed uses of subject property: Commercial/Office Building

13. Existing uses of abutting properties: Commercial

14. Date of construction of all buildings & structures on subject land: Construction started January 2019, and was completed August 2021

15. Length of time the existing uses of the subject property have been continued: Existing uses are in place since the purchase of the property.

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 #	<u>CA 16-03</u>	Decision	<u>APPROVED</u>	Relief	<u>COPY OF DECISION</u>
File #	_____	Decision	_____	Relief	<u>file with this application</u>
File #	_____	Decision	_____	Relief	_____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF BRAMPTON

THIS 02 DAY OF MARCH, 2022.

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, DAVID BARWARD OF THE TOWN OF MILTON
IN THE Region OF Haldon 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 2ND DAY OF
March, 2022

Jeanie Myers
A Commissioner etc.

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

Signature of Applicant or Authorized Agent

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: SC-1923

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]
Zoning Officer

MARCH 2, 2022

Date

DATE RECEIVED March 2, 2022

Date Application Deemed Complete by the Municipality _____



QUEEN STREET EAST (REGIONAL ROAD No. 107)

±/± 186.0M TO GOREWAY ROW

PART 69
PLAN 43R-21740
PFI 14023-0166(1)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 53-2002
RST No. PR359562

PART 66
PLAN 43R-21740
PFI 14023-0166(1)
ESTABLISHED AS PUBLIC
HIGHWAY BY
BY-LAW 63-2002
RST No. PR359562

PART 12
PLAN 43R-31895

PHASE 1 (TO REMAIN)

PHASE 2

PART 13
PLAN 43R-31895

PART 33
SUBJECT TO EASEMENT
AS IN LT1714750

PART 115
PLAN 43R-31895

PART 20
PLAN 43R-31895

PART 21
PLAN 43R-

PART 10 PLAN 43R-20414

AUCTION LANE
ROAD CENTER LINE
EXISTING WIRE SERVICE TO BE REMOVED

BUILDING A
EXISTING BANQUET HALL
2 STOREY
TOTAL GFA : 2398.53 SQ.M.
(25817.56 SQ.FT)
(13279.54 SQ.FT MAIN HALL)

TO BE TONE DENOTE EXISTING BUILD SITE
TO REMAIN UNDISTURBED AS PER
SP-15-030.00 -2441925 ONTARIO INC.

BUILDING B
PROPOSED 8 STOREY
OFFICE BUILDING
WITH 2 LEVELS
OF U/G PARKING
REFER TO A-201

HOTEL DEVELOPMENT
SHOWN FOR REFERENCE
SP17-123.000
CURRENTLY UNDER
CONSTRUCTION

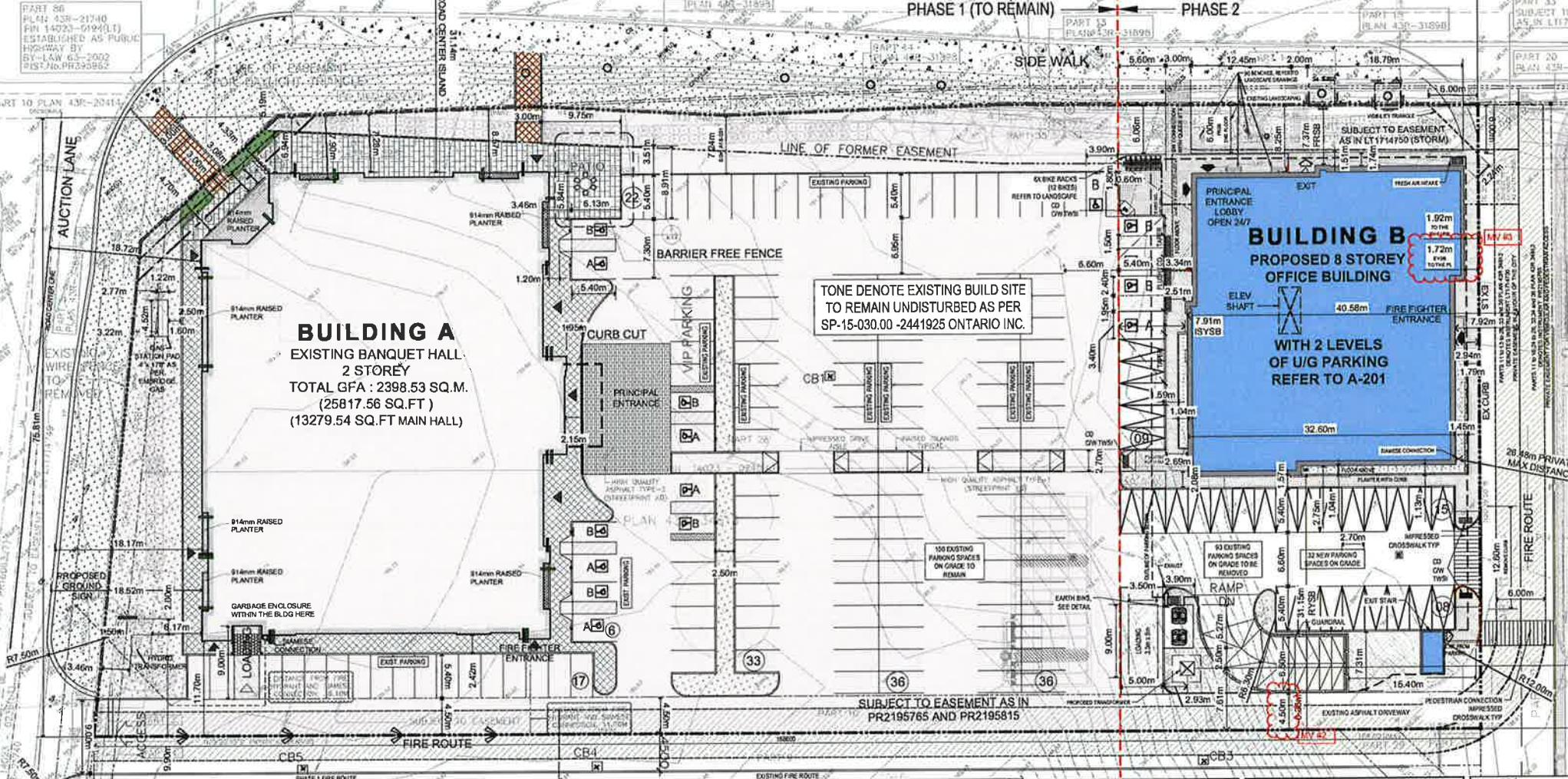


Table with 4 columns: ORIGIN, OFFICE, OFFICE, OFFICE. Contains numerical data for various items.

Table with 4 columns: ITEM, QTY, UNIT, PRICE. Lists materials and quantities for the project.

Table with 4 columns: ZONING INFORMATION, LAND USE, etc. Provides zoning details for the site.

Table with 4 columns: ITEM, QTY, UNIT, PRICE. Lists materials and quantities for the project.

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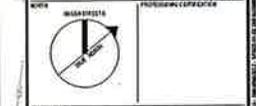
Table with 4 columns: ITEM, QTY, UNIT, PRICE. Lists materials and quantities for the project.

GENERAL NOTES
1. ALL SCALE DRAWINGS USE ONLY DRAWINGS MARKED 'ISSUED FOR CONSTRUCTION'. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CLIENT ID: 241925 ONTARIO LTD

ARCHITECT: SAPLUS ARCHITECTS INC
35 CLARK AVE W. STE. 206
TORONTO, ON M4V 1N5
TEL: (905) 337-7262 X220

API DEVELOPMENT CONSULTANTS INC.
1484 UNIT #7 CORNWALL ROAD
DARVILLE ON L3Y 9Y5
TEL: 905-337-2249



BRAMPTON OFFICE BUILDING
PHASE 2

SITE PLAN (PHASE 2)
DRAWN BY: [Name]
DATE: [Date]
SCALE: 1:200
A-100

Flower City



brampton.ca

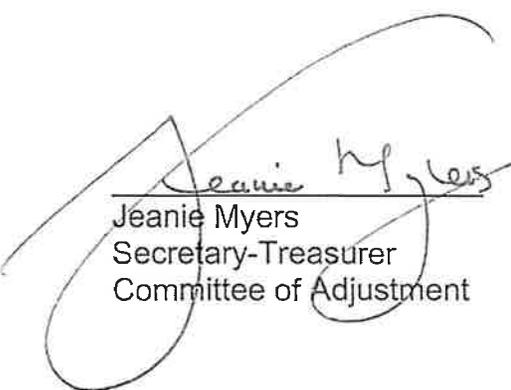
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A16-031**

DATED: **MAY 24, 2016**

Conditions:

1. That the owner obtain site plan approval (SP15-079.000), which shall include the requirements associated with the delivery of an acceptable access aisle (subject to reciprocal vehicular/pedestrian access and egress easements) located along the southerly property boundary. The owner shall obtain site plan approval, execute a Site Plan Agreement and post any financial securities and insurance to the satisfaction of the Director of Development Services within one (1) year from the final date of the decision of the Committee, or as extended at the discretion of the Director upon receipt of a written request for an extension from the owner; and,
2. That failure to comply with and maintain the condition of the Committee will render the approval null and void.



Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



KEY PLAN

ZONING BY-LAW 270-2004
 ZONE: SERVICE COMMERCIAL (SC) - SECTION 1923

LOT AREA 12,473.83m² (3.08 ACRES)

SET BACKS:
 NORTH: 6.59m (21.62ft)
 SOUTH: 11.70m (38.38ft)
 EAST: 116.38m (381.82ft)
 WEST: 3.00m (9.84ft)

TOTAL FLOOR AREA:

BASEMENT: 325.27m² (3,501.17ft²)
 GROUND FLOOR: 2,267.79m² (24,410.29ft²)
 SECOND FLOOR: 200.62m² (2,159.45ft²)

TOTAL FLOOR AREA: 2,793.68m² (30,070.92ft²)

TOTAL FLOOR AREA for PARKING CALCULATION: 2,392.25m² (25,749.96ft²)

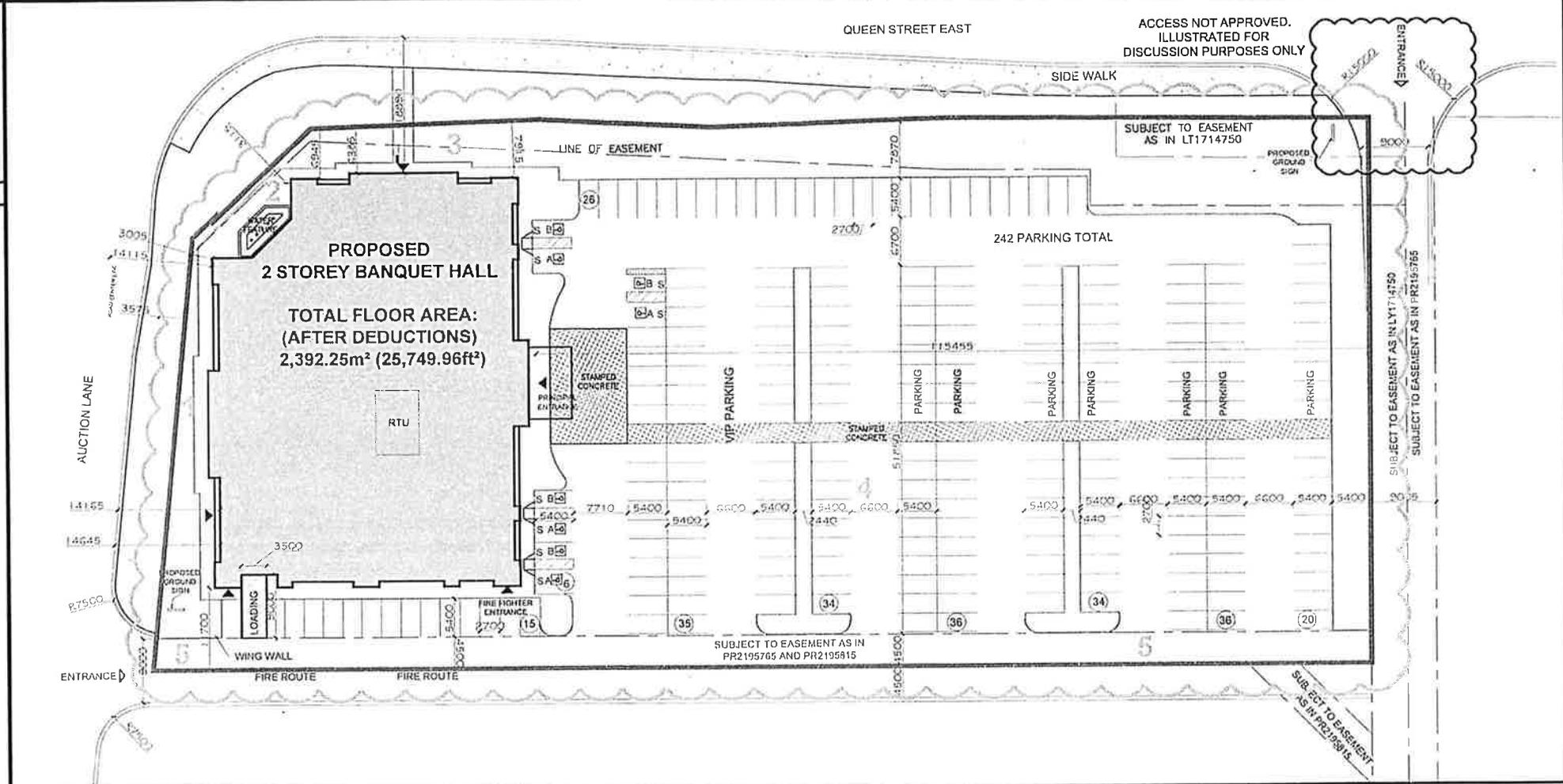
LOT COVERAGE: (18.18%) 2,267.79m² (24,410.29ft²)

PARKING CALCULATIONS

PARKING RATE: 1 space per 8m²

REQUIRED PARKING: 300 SPACES

PROVIDED PARKING: 242 SPACES



LEGEND

PROPERTY BOUNDARY

MINOR VARIANCES

COMMITTEE of ADJUSTMENT
MINOR VARIANCE
0 AUCTION LANE
CITY of BRAMPTON

- MINOR VARIANCES**
- To permit a minimum front yard setback of 3.0 metres (9.84 feet) to the building whereas the By-law requires 6.0 metres (19.68 feet) to the building;
 - To permit a minimum exterior side yard setback from the daylight triangle of 3.0 metres (9.84 feet) to the building whereas the By-law requires 6.0 metres (19.68 feet) setback to the daylight triangle;
 - To permit a minimum landscape open space area of 6.0 metres (19.68 feet) abutting Queen Street East whereas the By-law requires a minimum landscape open space area of 9.0 metres (29.52 feet) abutting Queen Street East except at approved access locations;
 - To permit 242 parking spaces whereas the By-law requires 300 parking spaces to be provided on site; and
 - To permit a 4.50 metre (14.76 feet) parking aisle leading to a parking space; whereas the By-law requires 6.60 metres (21.65 feet).

n Architecture Inc

23 Bonnington Place
 Toronto, ON, M2N 4V2
 T: 416.303.4821
 F: 1.866.340.5265
 E: info@narchitecture.com
 www.narchitecture.com

P.N.: 15.2116.00 Date: May 2, 2016

Scale: N.T.S. Revised:

Drawn By: D.S. File No.: 2116_Minor Variance_May_2016



BRAMPTON

Flower City

Report Committee of Adjustment

Date: May 24, 2016

File: A16-031

Subject: **2441925 ONTARIO LIMITED**
Part of Lot 5, Concession 7 ND
0 Auction Lane
WARD: 8

Contact: Michelle Gervais, Manager, Development Services

Recommendations:

That application A16-031 is supportable, subject to the following conditions being imposed:

- (1) That the owner obtain site plan approval (SP15-079.000), which shall include the requirements associated with the delivery of an acceptable access aisle (subject to reciprocal vehicular/pedestrian access and egress easements) located along the southerly property boundary. The owner shall obtain site plan approval, execute a Site Plan Agreement and post any financial securities and insurance to the satisfaction of the Director of Development Services within one (1) year from the final date of the decision of the Committee, or as extended at the discretion of the Director upon receipt of a written request for an extension from the owner; and,
- (2) That failure to comply with and maintain the condition of the Committee will render the approval null and void.

Background:

This application was heard at the February 9, 2016 Committee of Adjustment hearing. The applicant requested a deferral to update their Parking Study. The Committee granted the deferral.

The applicant has updated their Parking Study and has also revised the convention centre/banquet hall proposal. The total gross floor area of the two-storey convention centre/banquet hall facility (with basement) has been reduced in size from 3,250.6 square metres (34,989 square feet) to 2,392.25 square metres (25,750 square feet). The reduction in the building gross floor area required an amendment to the requested parking variance. This application was also amended to include an additional variance to provide a loading space with an unobstructed aisle of 4.5m (14.76 ft.) for ingress and egress to and from a street or lane whereas the by-law requires 6.0m (19.68 ft.).

The property is subject to a registered easement on title that allows reciprocal vehicular/pedestrian access and egress easements with the abutting lands to the east and south.

Existing Zoning:

The property is zoned 'Service Commercial – Section 1923 (SC-1923)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a minimum front yard setback of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) to the building;
2. To permit a minimum exterior side yard setback from the daylight triangle of 3.0m (9.84 ft.) to the building whereas the by-law requires 6.0m (19.68 ft.) setback to the daylight triangle;
3. To permit a minimum landscape open space area of 6.0m (19.68 ft.) abutting Queen Street East whereas the by-law requires a minimum landscape open space area of 9.0m (29.52 ft.) abutting Queen Street East except at approved access locations;
4. To permit 242 parking spaces on site whereas the by-law requires a minimum of 300 parking spaces on site;
5. To permit a 4.50m (14.76 ft.) parking aisle leading to a parking space whereas the by-law requires 6.6m (21.65 ft.); and,
6. To provide a loading space with an unobstructed aisle of 4.5m (14.76 ft.) for ingress and egress to and from a street or lane whereas the by-law requires 6.0m (19.68 ft.).

Current Situation:

1. Conforms to the Intent of the Official Plan

This property is designated 'Business Corridor' in the Official Plan and 'Mixed Industrial/Commercial' in the Airport Road Highway 7 Business Centre Secondary Plan (Area 37). These designations permit a range of industrial uses and large commercial uses such as community clubs, recreation centres, garden centres, service shops and banquet halls.

The requested variances for relief to building setbacks, landscape open space area, driveway aisle widths and parking have no impact within the context of the policies of the Official Plan. The intent of the Official Plan is maintained.

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

The property is zoned 'Service Commercial – Section 1923 (SC-1923)', according to By-law 270-2004, as amended. The zoning of the property permits the convention centre/banquet hall use. The applicant seeks six (6) variances to the Zoning By-law.

The first variance is to permit a reduction in the front yard setback (from 6.0 metres to 3.0 metres) and the second variance is to permit a reduction in the exterior side yard setback from the daylight triangle (from 6.0 metres to 3.0 metres). The intent of building setbacks is to ensure that there is sufficient space to maintain a building, to allow room to access public utilities, to provide separation distances between abutting uses and to ensure that buildings do not interfere with vehicle sightlines. The reduction in the building setbacks will locate the building closer to the street edge. The proposed location of the building still provides adequate space to access and maintain the building and it does not interfere with daylight triangle sightlines for vehicles turning at the intersection of Queen Street and Auction Lane.

The third variance is to permit a reduction in the landscape open space area abutting Queen Street East (from 9.0 metres to 6.0 metres). The intent of providing a 9.0 metre wide landscape open space area along Queen Street East is to ensure that a high quality streetscape is provided along this major arterial road, and that a sufficient landscape open space area is provided to adequately screen parking and loading areas from public view. The proposed 6.0 metre wide landscape open space area is located only on a small portion of the site that is located in close proximity to the intersection of Queen Street East and Auction Lane. The landscape open space area gradually increases in width along the frontage of the property towards the easterly property limits. Adequate landscaping can be accommodated within the proposed landscape open space area.

The fourth variance is to permit a reduction in the required number of parking spaces (from 300 to 242). The intent of regulating minimum parking standards is to ensure that the parking demand for the use can be accommodated on-site. The applicant submitted a Parking Study prepared by LMM Engineering Inc. dated May 3, 2016. The Parking Study conducted parking utilization studies for three (3) similar proxy sites in the City of Brampton and the City of Mississauga and it concludes that the proposed parking supply of 242 parking spaces would satisfy the parking demand (213 spaces) of the proposed convention centre/banquet hall use. The City's Transportation Division has reviewed the study and agrees with its conclusions.

The fifth variance seeks a reduction in the parking aisle width leading to a parking space (from 6.6 metres to 4.5 metres). This provision of the by-law is intended to provide for safe vehicular on-site circulation. The proposed parking aisle from Auction Lane will align with an existing registered easement that has been established between the property and the adjacent property to the south for the purpose of accommodating a shared driveway. In addition, there are two vehicular/pedestrian access and egress registered easements that are situated along the south and east limits of the property. The easement located on the subject property and the abutting property to the south each measure 4.5 metres in width. When combined, the easements will provide a parking aisle that has a total width of 9.0 metres (29.5 feet), which is approximately 2.0 metres greater than the minimum parking aisle width By-law requirement of 6.6 metres. With the existing easements in place, an adequate parking aisle will be in place to provide safe vehicular on-site circulation for the proposed convention centre/banquet hall use.

The sixth variance requests permission for a loading space with an unobstructed aisle of 4.5 metres for ingress and egress to and from a street or lane whereas the By-law requires 6.0 metres. This provision of the By-law is intended to provide for safe ingress and egress for trucks that are accessing the loading area of the building. As discussed above, with the existing easement in place on both the subject property and on the abutting property to the south, an adequate parking aisle width (total of 9.0 metres) will be in place to provide safe ingress and egress to the loading space that is proposed to be located on the southerly portion of the building that is located in close proximity to the Auction Lane parking aisle.

All six (6) variances meet the intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variances will locate the convention centre/banquet hall closer to the street line, which is in keeping with the City's urban design objectives to site buildings that will frame the street edge. Adequate space is available within the proposed landscape open space area to provide plantings to create an attractive streetscape along Queen Street, including the appropriate amount of landscape open space area to screen the parking area from the public realm. With the existing easements in place, there will be safe on-site circulation for both vehicles and pedestrians and for safe ingress and egress movements for trucks that require access to the loading space. Based on the conclusions of the Parking Impact Study, the proposed parking supply is sufficient for the anticipated needs of the proposed convention centre/banquet hall. The property is located along a Bus Rapid Transit (BRT) corridor on Queen Street East that provides high frequency transit service that links major destinations both within and beyond the City.

There will be no adverse impact to the overall function of the site or to adjacent properties. The requested variances are desirable and appropriate for the development of the land.

4. Minor in Nature

The requested variances to facilitate the development of the site for a convention centre/banquet hall will create no adverse impacts. Subject to the recommended condition, which requires the owner to obtain site plan approval, the variances are minor in nature.

Respectfully Submitted,



Michelle Gervais, MCIP, RPP
Manager, Development Services

