



# 0 EXCHANGE DRIVE, BRAMPTON

MINOR VARIANCE AND CONSENT APPLICATIONS

A-2023-0026, B-2023-0021 & B-2023-0025

# LOCATION & SURROUNDING CONTEXT

## The Subject Lands:

- Approx. 0.65 ha (1.62 acres) in size.
- Approx. 91 m (298.5 ft.) of frontage along Sun Pac Boulevard; and
- Approx. 65 m (213.2 ft.) of frontage on Exchange Drive.

## The Surrounding Land uses:

**North:** Immediately north of the Subject Lands is a range of industrial, warehouse, and office uses.

**South:** Immediately south of the Subject Lands is Exchange Drive. Further south is a 55 Exchange Drive which is currently under construction to facilitate a 40K warehouse building. Abutting 55 Exchange Drive, exists a Peel Regional paramedic service station.

**East:** Immediately east of the Subject Lands is a range of industrial, warehousing and office uses. Further east is Humberwest Parkway.

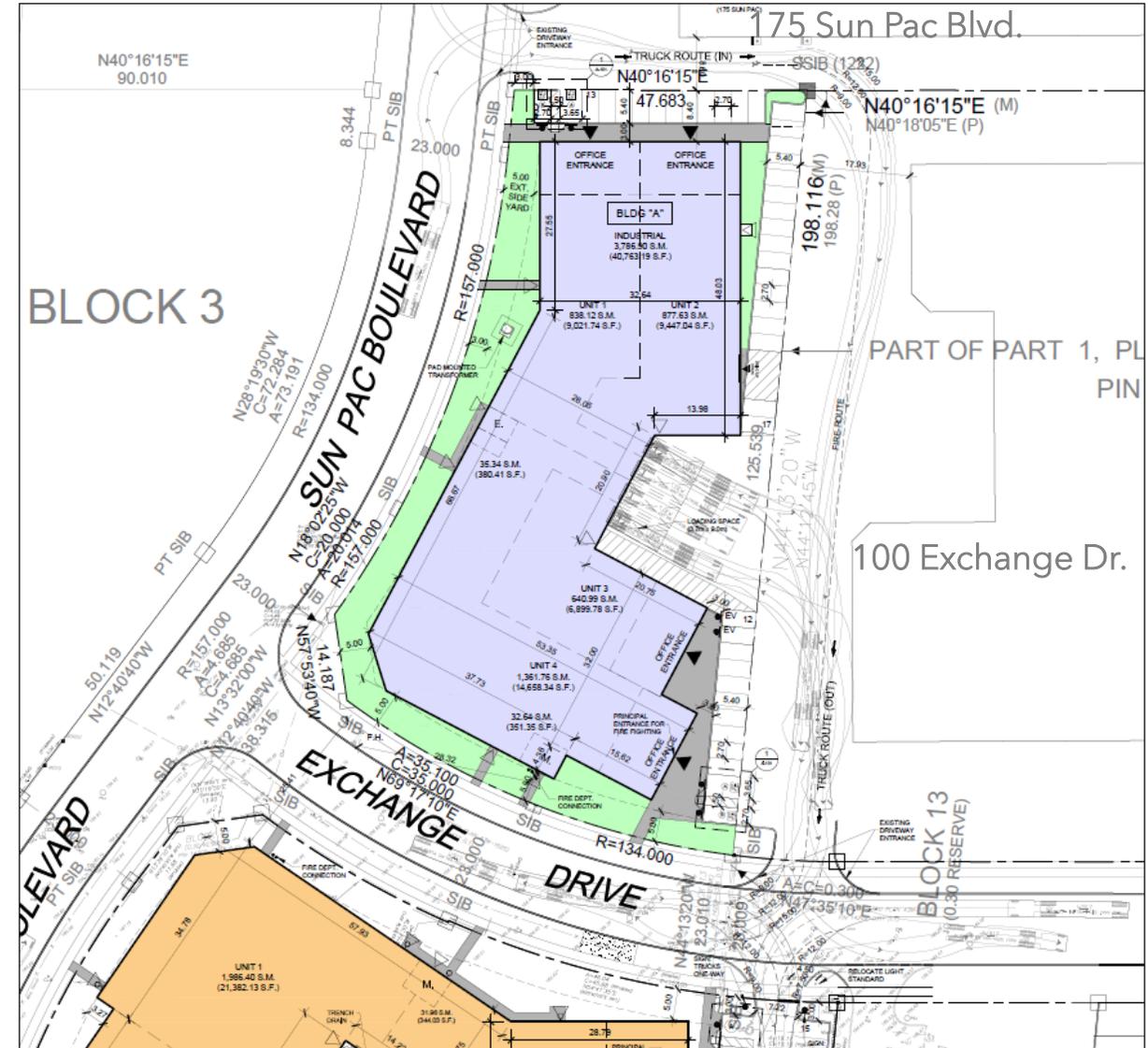
**West:** Immediately west of the Subject Lands is Sun Pac Boulevard. Further west is a range of outside storage uses.



# PROPOSED DEVELOPMENT

The Proposed Development consists of:

- Total Gross Floor Area of 3,786.90 sq. m. (40,763.19 sq. ft.)
  - 592.27 sq. M. (6,375.35 sq. Ft.) of Office Use; and
  - 3,194.63 sq. M. (34,387.84 sq. Ft.) Of warehouse uses.
- Total Floor Space Index of 0.58 times the lot area.
- 58% Lot Coverage.
- 45 parking spaces, including 4 accessible parking spaces.
- Access proposed through 175 Sun Pac Boulevard and 100 Exchange Drive.
  - It is important to note that both 175 Sun Pac Boulevard and 100 Exchange Drive are owned by Di Poce Management Limited.



# REQUESTED VARIANCES

The following variances are sought to the City's Zoning By-law 270-2004 as follows:

1. To permit a lot coverage of 58% whereas the By-law permits a maximum lot coverage of 38%.
2. To permit a floor space index of 0.58 times the lot area whereas the By-law permits a maximum floor space index of 0.45 times the lot area.
3. To permit a 0 m parking aisle leading to a parking space, whereas the By-law requires a 6.6 m parking aisle leading to a parking space.
4. To permit a 0 m egress and ingress leading to a loading space, whereas the By-law requires a 6 m egress and ingress to a loading space.
5. To permit a hydro transformer with an exterior side yard setback of 2.5 m, whereas the By-law requires an exterior side yard setback of 5 m to the hydro transformer.
6. To permit Office Use, whereas the By-law permits Office as an Accessory Use.

# LOT COVERAGE & FSI

1. To permit a lot coverage of 58% whereas the By-law permits a maximum lot coverage of 38%.
2. To permit a floor space index of 0.58 times the lot area whereas the By-law permits a maximum floor space index of 0.45 times the lot area.

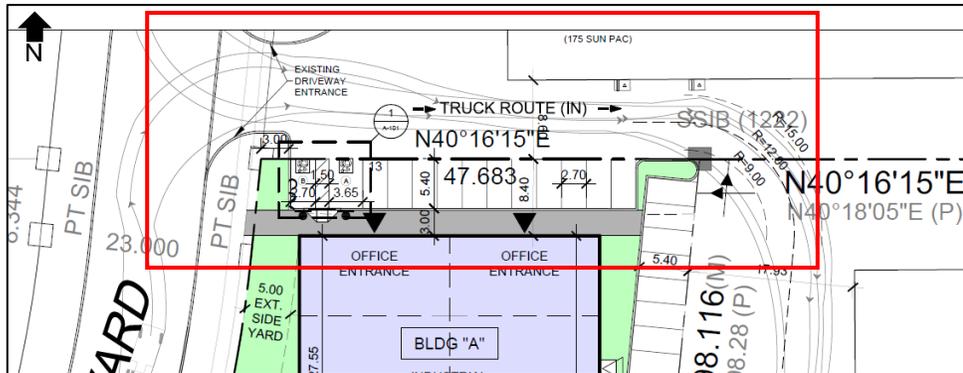
## *Rationale for requested Variances:*

- Represent a more efficient use of the Subject Lands, which are currently vacant;
- Introduce new employment opportunities within the existing Employment Area;
- Maximize development on a small irregular shaped lot;
- Similar to existing/proposed developments within the immediate area including but not limited to:
  - 175 Sun Pac Blvd. (50% lot coverage, 0.52 FSI – MV A024/05 & A160/07);
  - 165 Sun Pac Blvd. (50% lot coverage, 0.50 FSI – MV A025/05 & A384/05);
  - 100 Exchange Drive (Part 1: 48% lot coverage, 0.48 FSI - MV A174/07; Part 2: 45% lot coverage, 0.52 FSI – MV A175/07);
  - 55 Exchange Drive (50% lot coverage, 0.50 FSI – MV A-2022-0054).
- Despite increase to lot coverage and FSI, the proposal meets all building setbacks.

# INGRESS & EGRESS

1. To permit a 0 m parking aisle leading to a parking space, whereas the By-law requires a 6.6 m parking aisle leading to a parking space.
2. To permit a 0 m egress and ingress leading to a loading space, whereas the By-law requires a 6 m egress and ingress to a loading space.

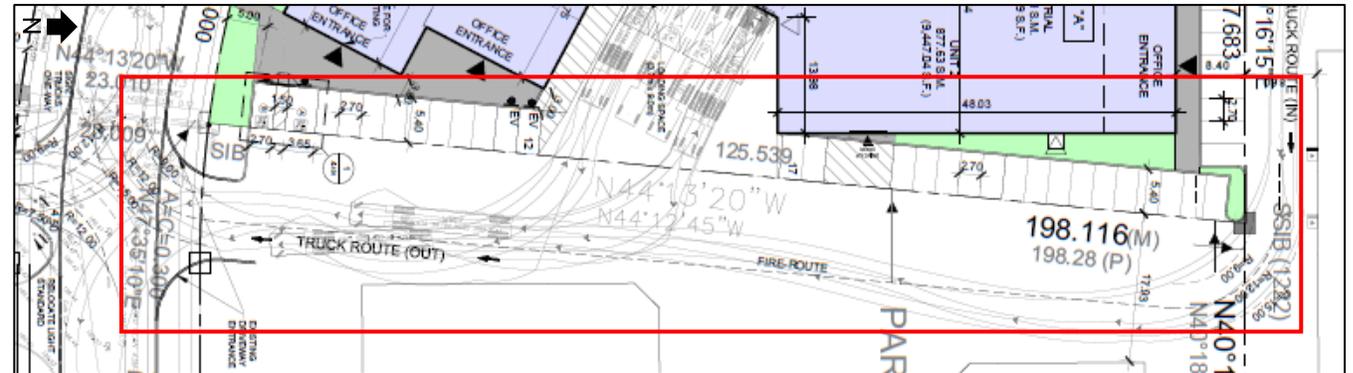
Ingress & Egress Variance 1



**SUN PAC BLVD ENTRANCE:**

- 0 m ingress and egress from Sun Pac Boulevard to proposed parking spaces along northern property limit.
- Access easement proposed through consent application.

Ingress & Egress Variance 2



**EXCHANGE DRIVE ENTRANCE:**

- 0 m ingress and egress from Exchange Drive to proposed parking spaces and loading bays along eastern property limit.
- Access easement proposed through consent application.

# INGRESS & EGRESS

## *Rationale for requested Variances:*

- Reduce the number of entrances along Sun Pac Blvd. and Exchange Dr.
- Ensure parking and loading is not proposed within a front yard;
- Through the proposed easements the ingress and egress to a parking space/ loading space meet minimum by-law standards;
- Ensures parking and loading is appropriately screened; and
- Maintaining existing design of loading bays within the immediate area.





# OFFICE USE

1. To permit Office Use, whereas the By-law permits Office as an Accessory Use.

*Rationale for requested Variances:*

- City of Brampton Official Plan Employment Areas are to accommodate for a diverse mix of employment opportunities;
- Allow for greater flexibility for future tenants;
- Support existing infrastructure and transit; and
- Support from City's Economic Development to promote office uses, given 1% vacancy rates.



# MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act* outlines four tests to which applications for minor variances must comply. A description of how the requested variance meets each of the four tests is outlined below.

*(1) Meets the general intent and purpose of the City's Official Plan is maintained;*

- The proposed variances will facilitate an industrial use within an Employment Area within the City's Official Plan. The proposed development will provide additional employment opportunities within the City and support the growing economy. The proposed development and associated variances to permit the proposed development meets the general intent and purpose of the Official Plan.

*(2) Meets the general intent and purpose of the City's Zoning By-law is maintained;*

- The proposed variances to facilitate the proposed industrial building on the Subject Lands meets the general intent and purpose of Zoning By-law 270-2004.

*(3) The request is minor in nature; (4) The requested variance is desirable for the appropriate development or use of land, building or structure;*

- In our opinion, the requested variances to permit the proposed industrial building is appropriate and desirable and will continue to support the function and viability of the existing Employment Area in accordance with the City of Brampton Official Plan and Airport Intermodal Secondary Plan policies. The use supports the City of Brampton's economic growth and prosperity by providing new infrastructure for future employment uses. Furthermore, the proposal has been designed to function harmoniously with the existing buildings and will have no adverse impacts to the surrounding uses, buildings and or business operations.

# REQUESTED CONSENTS

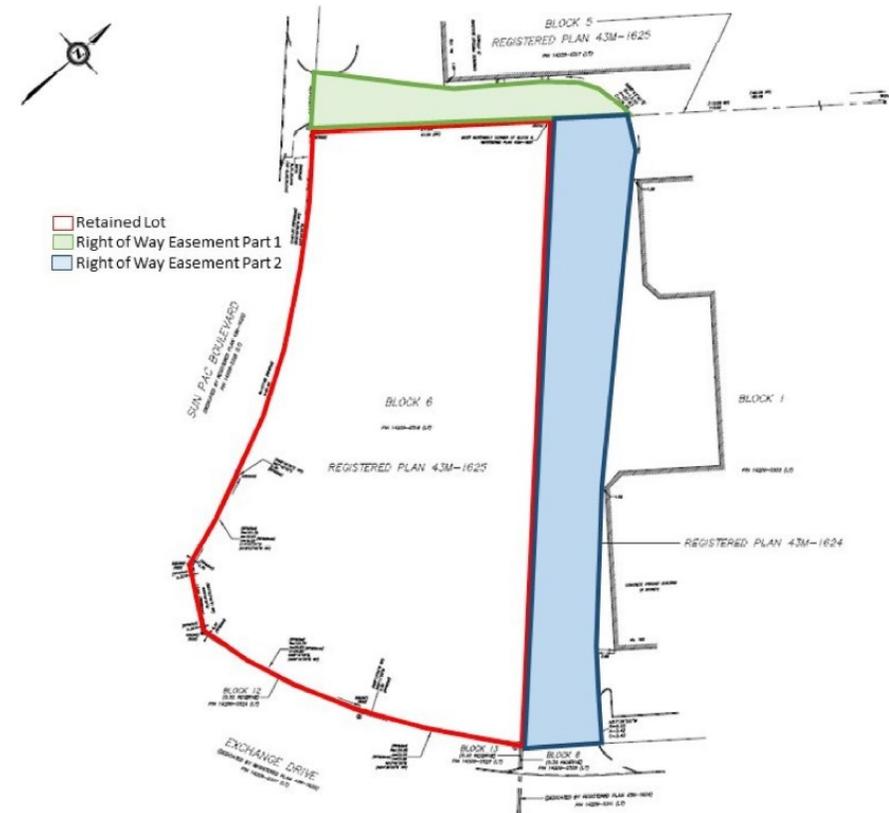
The purpose of the consent applications is to provide access for parking and loading to the proposed industrial building on 0 Exchange Drive.

## *175 Sun Pac Blvd. Easement:*

An easement over 175 Sun Pac Blvd (Part 1) in favour of 0 Exchange Drive in order to provide access to parking and drive aisle for loading. Shown in **green**.

## *100 Exchange Drive Easement:*

An easement over 100 Exchange Drive (Part 2) in favour of 0 Exchange Drive in order to provide access to parking and drive aisle for loading. Shown in **blue**.



*We have reviewed the proposed easement against the development criteria of Section 54 (1) of the Planning Act as well as those of the Official Plan and are of the opinion that the proposed consent requests are appropriate, reasonable and meets the relevant development criteria. We believe the requested consent applications to permit the easements are appropriate and represent good planning.*



**THANK YOU**